

Ground Floor Apartment in San Roque

€460,000

San Roque, Cádiz

Bedrooms: 3 | Built: 175 m² | Terrace: 77 m²



Overview

San Roque Club – Spacious 3-Bedroom Apartment with Tourist Licence

Located within the prestigious San Roque Club, this spacious 3-bedroom apartment offers generous living areas, two terraces and a peaceful setting surrounded by greenery and golf courses.

The property features 3 bedrooms and 2.5 bathrooms, a bright living and dining area, a fully equipped kitchen with a separate utility room, and two terraces. The main terrace is south-facing, providing an excellent outdoor space for dining and relaxing throughout the year.

The apartment benefits from air conditioning and elegant marble flooring throughout.

A particularly valuable feature is its existing tourist licence, making the property attractive not only as a permanent

or holiday home, but also for buyers looking for short-term rental potential.

The property also includes one underground parking space, a private storage room and a dedicated buggy parking space with an electric socket.

San Roque Club is a gated residential community offering 24-hour security, beautiful green surroundings and views across the golf course. It provides a quiet residential environment while remaining within easy reach of Sotogrande, beaches, restaurants, international schools and local amenities.

Key features: 3 bedrooms | 2.5 bathrooms | South-facing terrace | Second terrace | Tourist licence | Underground parking | Storage room | Buggy parking with electric socket | Air conditioning | Marble floors | 24-hour security | Golf surroundings.

Amenities

Setting: Frontline Golf, Close To Golf, Close To Shops, Close To Town, Urbanisation

Condition: Good

Pool: Communal

Climate Control: Air Conditioning, Hot A/C

Views: Golf

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Satellite TV, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Restaurant On Site

Furniture: Fully Furnished

Kitchen: Fully Fitted

Garden: Communal

Security: Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security

Parking: Underground

Utilities: Electricity

Category: Golf, Investment, Resale

Taxes & Fees

IBI: €524 per year

Contact

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