

€ 503,000

Ref: HM1463TH

## Townhouse for sale in San Roque, Costa del Sol

4 Bedrooms | 3 Bathrooms | 182 m<sup>2</sup> Interior | 41 m<sup>2</sup> Terraces | **Garage** Yes | **Jardín** Yes | **Piscina** Yes



### Property Description

San Roque is internationally renowned in the world of golf for its courses, specially designed for professional competitions. The development is located within the San Roque Golf Club, which has two golf courses, "The New Course" and "The Old Course". San Roque also has a polo club, the Santa María Polo Club, which has its facilities in Sotogrande, 10 minutes from our development. The nearest town with services is Pueblo Nuevo de Guadiaro, 8 km away and the Sotogrande marina is 10 minutes away. Gibraltar Airport, 9 km. Málaga International Airport, is only 1 hour drive from this place. In the same urbanisation there are schools, hotels and restaurants. Beyond the urbanisation San Roque offers a wide range of world-class golf courses, equestrian sports, sailing, a vibrant social scene and kilometres of golden sandy beaches. It's an idyllic location for families of all ages and offers a lifestyle that transcends ordinary living.

The complex boasts 32 luxurious 4-bedroom townhouses, to the vision of a bright blue sky and lush green landscape that provides a serene setting to breathe free each day. These generously proportioned homes have been designed with meticulous attention to detail, incorporating contemporary features and finishes, while drawing on position and orientation to maximize the potential of each property.

Each home benefits from a double North-South orientation, ensuring you experience an abundance of natural light throughout the day and that you'll savour every sunrise and sunset. Upon entering the property, you are greeted by an ample sized hallway leading on to the large, open plan, fully fitted kitchen, living and dining areas. The ground floor is also home to a guest bathroom and

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dedicated laundry area. The open-plan interior layouts, seamlessly flow out to the exterior, with unobstructed views over the terrace and private garden through full width double terrace doors. These smart layouts allow you make the most of al fresco living, the very essence of life on the Costa del Sol. Moving on to the upstairs level of the home, you will discover the 4 bedrooms all of which boast fully fitted wardrobes, as well as 2 complete bathrooms, 2 of which enjoy direct access to an outdoor terrace, the perfect spot to start the day in the harmony of nature. Parking is effortless with two dedicated spaces, giving you the convenience you deserve. Golf enthusiasts will appreciate the proximity to the course, as well as the dedicated parking for buggy.

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