



## SAN ROQUE

475,000€



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Communal Pool
- Private Parking
- Communal Garden



**SPACIOUS – LUXURIOUS – TRANQUIL** Modern comfort, generous space, and panoramic golf views—designed for refined living. This beautifully presented 3-bedroom, 3-bathroom duplex apartment is situated within The Mansion at San Roque Golf Club, combining luxurious design with the tranquility of one of southern Spain's most prestigious gated communities. Property Highlights Offering 165 m<sup>2</sup> of internal space and 186 m<sup>2</sup> including terraces, this two-level apartment is perfect for both relaxing and entertaining. Each room connects to one of three spacious terraces, with a south-west orientation to capture afternoon light and breathtaking sunsets over the golf course. The open-plan living and dining area offers a seamless flow, enhanced by natural light and elegant furnishings. The fully fitted Siemens kitchen is equipped with premium appliances, including a double fridge, dishwasher, washer, and dryer—ideal for modern, everyday convenience. Each of the three bedrooms features its own en-suite bathroom and dressing area, offering privacy and comfort across both floors. The duplex layout adds to the feeling of space and separation, making it ideal for families or hosting guests. Extra Features ? Underground parking for 2 vehicles ? 2 buggy parking spaces ? Generous storage room ? Fully fitted kitchen Just 80 meters from the apartment is the beautifully maintained community pool area, offering a large swimming pool for adults, a children's pool, and modern facilities including changing rooms and restrooms. Why San Roque Golf Club Live within walking distance of one of Europe's top golf destinations. The San Roque Golf Club is synonymous with elegance, offering not just championship courses but also a serene, secure, and exclusive lifestyle. Whether you're a golf enthusiast, a frequent visitor to the Costa del Sol, or looking for a permanent luxury residence, this duplex apartment represents a prime real estate ...

<b>Interior Size:</b>	152m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£3,125.00