BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02875P
Available

SAN ROQUE

475,000€











FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Private Terrace
- Airconditioning
- Sea views
- Fully Fitted Kitchen
- Country View
- Office Room
- Close To Golf
- Alarm
- Balcony
- Fitted wardrobes
- Gated Community
- Excellent Condition
- Guest Toilet
- Communual Car Park

Beautifully refurbished and impeccably decorated, this southeast-facing apartment in the sought-after San Roque Club development is one of those properties that genuinely stands out from the moment you walk through the door. Thoughtfully laid out, lovingly maintained, and finished to a high standard throughout, it offers a lifestyle that is hard to fault at this level in Sotogrande. Key Features & Specs: What type of property is this? A two-bedroom apartment with an additional flexible room — currently used as a home office with a pull-out bed option — making it a practical three-sleeping-space home for families or those who regularly have guests. Two parking spaces and a private storage unit in the garage are included. How is the apartment laid out? The entrance hall sets the tone immediately, with a neatly organised utility area housing the boiler and all the latest infrastructure, plus a guest bathroom. To the right, the living and dining room flows naturally into the kitchen, and both open directly onto the main terrace. Continue through and you reach the two bedrooms, each with its own ensuite bathroom and generous wardrobe space. What are the key specs? 2 bedrooms, both ensuite, plus a flexible office/single bedroom, a guest bathroom, a large southeast-facing terrace, a private balcony off the second bedroom, two parking spaces, a storage unit, and access to a communal pool. Lifestyle & Entertaining: What is the terrace like? This is where the apartment really delivers. The main terrace is generous in size — finished with artificial grass and perfect for the kind of outdoor living that makes Sotogrande so special. There are sea views from certain angles, which adds a lovely dimension without overstating the case. Whether it's morning coffee or an evening with friends, this terrace will be used constantly. How are the bedrooms? The master bedroom is large, beautifully decorated, and benefits from an extensive fitted wardrobe ...

Interior Size:	238m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	350m^2	**Price per sqm:**	£1,995.80