



## SAN ROQUE

677,000€



### FEATURES

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



Welcome to Adel San Roque, where modern elegance seamlessly blends with the tranquillity of nature. Situated adjacent to the prestigious San Roque Club Old Course, this exclusive community is just a short drive away from the serene beaches of Cadiz. Adel offers an intimate neighbourhood experience in a highly sought-after residential destination. Each Adel home features a unique double North-South orientation, ensuring an abundance of natural light throughout the day. You'll have the pleasure of savouring every sunrise and sunset. Upon entering the property, you'll be greeted by a spacious hallway that leads to a generously-sized, open-plan kitchen, living, and dining area. The ground floor also includes a guest bathroom and a designated laundry area. The open-plan interior seamlessly extends to the outdoors through full-width double terrace doors, providing unobstructed views of the terrace and private garden. These well-designed layouts allow you to fully embrace outdoor living, embodying the quintessential Costa del Sol lifestyle. Moving upstairs, you'll discover four bedrooms, all equipped with fully fitted wardrobes, and two complete bathrooms. Two of the bedrooms offer direct access to an outdoor terrace, creating the perfect spot to start your day in the midst of nature's harmony. Parking is made effortless, with two dedicated spaces ensuring the convenience you deserve. For golf enthusiasts, the proximity to the course is a significant advantage, and there is also designated parking for golf buggies.

Interior Size:	155m <sup>2</sup>	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	224.54m <sup>2</sup>	Price per sqm:	£4,367.74