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ESTATE AGENTS

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240-02403P
Available

SAN ROQUE

538,000€











FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Front Line Golf
- Kitchen Equipped
- Mounta In Side
- Airconditioning
- Fully Fitted Kitchen
- Country View
- Inside Golf Resort
- Golfview
- Close To Golf
- Fitted wardrobes
- Brand New
- Gated Community
- Pool View
- Guest Toilet
- Communal Pool
- Private Parking
- Private Garden

San Roque Club | 4 Bedrooms | Private Garden | South Facing | New Development | Completion June 2028 Not every new development earns the word exclusive. Adel San Roque does. Positioned directly alongside the legendary San Roque Club Old Course and just minutes from the beaches of Cádiz, this intimate collection of contemporary townhouses offers something the wider Costa del Sol property market rarely delivers. Genuine golf frontage, thoughtful architecture, and the kind of lifestyle that makes every morning feel worth waking up for. This is Sotogrande property at its most compelling. A Community Designed With Intention Adel San Roque has been conceived as a residential enclave where modern elegance and natural surroundings exist in genuine harmony. The development is deliberately intimate, creating a neighbourhood feel that larger developments simply cannot replicate. For buyers seeking a property for sale in Sotogrande that offers both privacy and community, Adel strikes precisely the right balance. Every home within the development has been designed with a dual North-South orientation, a deliberate architectural decision that ensures natural light moves through the interior from sunrise to sunset. In a climate as generous as this one, that matters every single day. The Home Step inside and the layout immediately makes sense. A wide entrance hall opens into a generous open-plan kitchen, living, and dining area, bright and airy and designed for both relaxed family life and effortless entertaining. Full-width double terrace doors dissolve the boundary between inside and out, drawing you naturally towards the private garden and terrace that extend the living space into the open air. A guest WC and dedicated laundry room on the ground floor add the kind of practical thinking that makes daily life feel considered rather than compromised. Upstairs, four bedrooms all with fully fitted wardrobes are served by two complete bathrooms. Two of the bedrooms ...

Interior Size:	134m^2	**Rates:**	TBC
Exterior Size:	36m^2	**Service Charges:**	TBC
Plot Area:	198.54m^2	**Price per sqm:**	£3,539.47

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