BMI GROUP
ESTATE AGENTS

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240-02404P
Available

# SAN ROQUE

**555,000€**











## FEATURES

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

Discover a stunning modern townhouse set within the prestigious surroundings of San Roque Club, where contemporary design meets the peaceful beauty of a frontline golf setting. Perfectly positioned near the renowned Old Course and just a short drive from the beaches of Cádiz, this property offers an exceptional lifestyle combining privacy, nature, and convenience in one of the most sought-after areas of the Costa del Sol. Designed to maximise natural light, the home benefits from a desirable north-south orientation, filling every space with sunshine throughout the day. Upon entering, you are welcomed into a bright and spacious hallway that flows effortlessly into an elegant open-plan living, dining, and fully fitted kitchen area—ideal for both everyday living and entertaining. The ground floor also features a guest bathroom and a practical laundry area. Large, full-width terrace doors seamlessly connect the interior with the outdoor space, opening onto a private garden and terrace with beautiful views of the golf course, countryside, and surrounding mountains. This harmonious indoor-outdoor flow creates the perfect setting to enjoy the relaxed Mediterranean lifestyle all year round. Upstairs, the property offers four well-proportioned bedrooms with fitted wardrobes and two stylish bathrooms. Two of the bedrooms enjoy direct access to a private terrace, providing a peaceful and scenic retreat to start or end your day. Set within a secure gated community, residents benefit from landscaped gardens and a communal swimming pool, enhancing the sense of exclusivity and comfort. Additional features include air conditioning throughout, two private parking spaces, and dedicated buggy parking—ideal for golf lovers looking to make the most of this exceptional location. With a built area of 134.22 m² on a 198.54 m² plot, this brand-new home—scheduled for completion in June 2028—represents a fantastic opportunity to invest in a stylish, high-quality ...

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| **Interior Size:** | 134m$^2$ | **Rates:** | TBC |
| **Exterior Size:** | N/A | **Service Charges:** | TBC |
| **Plot Area:** | 198.54m$^2$ | **Price per sqm:** | £4,141.79 |

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