

## Apartment for sale in San Roque Club, Costa del Sol

3 Bedrooms | 3 Bathrooms | 165 m<sup>2</sup> Interior | 21 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 585 IBI | € 200 Rubish tax | € 3,708 Community fees



### Property Description

Spacious 3-Bedroom Furnished Apartment in San Roque Golf Club, La Mansión

This beautiful 3-bedroom, 3-bathroom apartment is located in the prestigious San Roque Golf Club, offering comfort, space, and convenience.

Key Features:

- Size: 165 m<sup>2</sup> interior + 21 m<sup>2</sup> terraces, totaling 186 m<sup>2</sup>.
- Terraces: Each room has access to one of the 3 terraces with southwest orientation for evening sun.
- Living Space: A large living room divided into dining and sitting areas.
- Kitchen: Fully equipped Siemens kitchen with a double fridge, dishwasher, washing machine, and separate dryer.
- Parking & Storage: Underground parking for 2 cars and 2 buggies, plus a double storage room.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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Community Amenities:

- Pools: Two community swimming pools (adult and kids) with changing rooms and bathrooms, just 80 meters from the entrance.

Security 24-hr security for peace of mind.

**MARBELLA LIVING**

Estate Agents

€ 425,000

Ref: R4930939

This furnished apartment offers a comfortable and secure lifestyle in one of the most desirable areas. Perfect for families, golfers, or anyone seeking a tranquil home in a premium location.

Where is San Roque Club?

This fantastic apartment is located frontline to the golf course within the San Roque Club residential area, nestled between the prestigious Valderrama Golf and the Real Club de Golf de Sotogrande.

Convenient Location:

- Airports: Just a 20-minute drive from Gibraltar Airport and 90 minutes from Málaga Airport.
- o Sotogrande and its marina are just 2 minutes away.
- o Marbella, Puerto Banús, and Estepona are within a 30-minute drive.
- o Close to top-class golf courses, polo fields, and exclusive beach clubs.

San Roque Club offers the best of the Costa del Sol, one of Europe's most sought-after holiday destinations. Enjoy world-class amenities, a fantastic year-round climate, and a safe, secure environment, perfect for living or visiting.



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