

## 2 chambre Appartement à vendre dans San Roque, Cádiz

341.000€



Elegant and Bright Apartment in the Prestigious San Roque Club Gated Community, One of the Most Exclusive Areas on the Costa del Sol.

With an approximate area of 170 m<sup>2</sup>, this home is thoughtfully distributed, featuring a welcoming entrance hall, a guest restroom, a spacious and sunlit living room, and a large kitchen with a dining area. It boasts 2 bedrooms, both with en-suite bathrooms, ensuring comfort and privacy.

One of the main highlights of this apartment is its two terraces. The main terrace is a true privilege, offering lovely views of the golf course, with direct access from the kitchen, living room, and master bedroom. Its excellent south/east orientation allows for abundant natural light and a pleasant climate all year round. The smaller one, accessible from the secondary bedroom, provides an intimate and cozy space.

The property is in perfect condition and features high-quality finishes, such as Climalit windows with mosquito screens. Additionally, it includes one underground parking space, another outdoor parking spot, and a storage room, ensuring convenience and security.

The private community offers extensive landscaped areas, communal swimming pools, tennis courts, and 24-hour security, guaranteeing tranquility and exclusivity. Located in the heart of San Roque Golf Course, it is just minutes away from Valderrama, one of the most prestigious golf courses in Europe. Its excellent location allows for quick access to Gibraltar (20 minutes by car) and Málaga Airport (1 hour), making it an ideal option for both permanent residence and investment in a rapidly growing area.

 2 chambres  
 Piscine

 2 salles de bains

 172m<sup>2</sup> Taille de construction