

## Apartment in San Roque

Reference: R5482522



Bedrooms: 3

Bathrooms: by request

M<sup>2</sup> Build size: 175

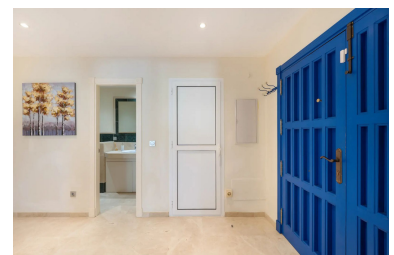
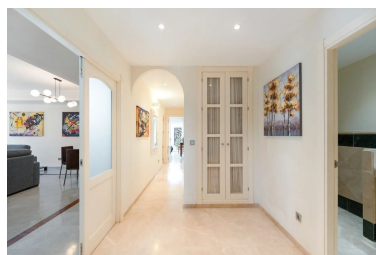
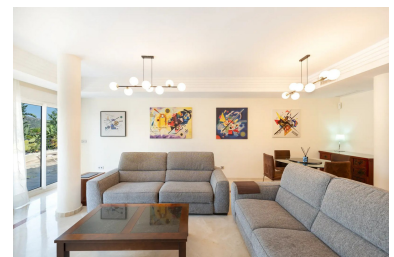
Price: 460,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M<sup>2</sup> Plot Size:



Overview: San Roque Club – Spacious 3-Bedroom Apartment with Tourist Licence Located within the prestigious San Roque Club, this spacious 3-bedroom apartment offers generous living areas, two terraces and a peaceful setting surrounded by greenery and golf courses. The property features 3 bedrooms and 2.5 bathrooms, a bright living and dining area, a fully equipped kitchen with a separate utility room, and two terraces. The main terrace is south-facing, providing an excellent outdoor space for dining and relaxing throughout the year. The apartment benefits from air conditioning and elegant marble flooring throughout. A particularly valuable feature is its existing tourist licence, making the property attractive not only as a permanent or holiday home, but also for buyers looking for short-term rental potential. The property also includes one underground parking space, a private storage room and a dedicated buggy parking space with an electric socket. San Roque Club is a gated residential community offering 24-hour security, beautiful green surroundings and views across the golf course. It provides a quiet residential environment while remaining within easy reach of Sotogrande, beaches, restaurants, international schools and local amenities. Key features: 3 bedrooms | 2.5 bathrooms | South-facing terrace | Second terrace | Tourist licence | Underground parking | Storage room | Buggy parking with electric socket | Air conditioning | Marble floors | 24-hour security | Golf surroundings.

---

Features:

Pool, Air conditioning, Heating, Lift, None, Private garden, Alarm system, 24H Security, Parking, Investment, Resale