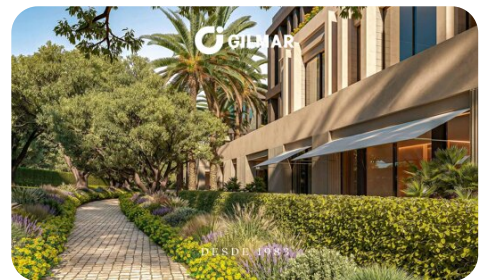


Apartment for sale in San Roque - Cádiz

San Roque, Cádiz

Reference: 217552



1,194,000 €

7,024 €/m²



170 m²



2 (2+0)



2 (2+0)



Yes



Yes

Description

An exclusive boutique development of luxury residences set in a privileged location beside San Roque Club in Sotogrande, surrounded by Mediterranean landscapes, prestigious golf courses and an exceptional sense of privacy and tranquillity. A sophisticated residential project designed for those seeking contemporary living in one of Southern Spain's most prestigious destinations.

The architecture combines clean contemporary lines with a strong connection to its natural surroundings. Floor-to-ceiling glazing, generous terraces, deep pergolas and elegant overhangs create a seamless transition between indoor and outdoor spaces, maximising natural light while framing open views across the golf course and

Mediterranean landscape.

Residence Typologies

All residences have been designed around generous proportions, abundant natural light and a seamless connection between indoor and outdoor living.

Garden Residences: ground-floor homes with 2 or 3 bedrooms, offering more than 170 m² of interior space and private gardens, designed to create a natural flow between the living spaces and the landscaped surroundings.

First Floor Residences: elegant 3 and 4-bedroom

Description

homes with interiors from 200 m², complemented by generous terraces and elevated views across the golf course and surrounding Mediterranean landscape.

Penthouses: exclusive 3-bedroom penthouses offering more than 250 m² of interior space and large terraces designed for open-air living, with impressive panoramic golf views and an exceptional sense of privacy and space.

The development offers a selection of carefully designed residences to suit different lifestyles. The 2- and 3-bedroom ground-floor residences provide more than 170 m² of interior space together with private gardens. The 3- and 4-bedroom first-floor residences offer interiors from 200 m², complemented by generous terraces and elevated golf views. The exclusive 3-bedroom penthouses exceed 250 m² of interior space and feature large terraces designed to make the most of Sotogrande's exceptional climate and outdoor lifestyle.

The communal areas have been conceived to provide a refined and peaceful residential environment, with landscaped Mediterranean gardens, an outdoor swimming pool, pergolas and elegant lounge areas. Each residence also benefits from two private parking spaces and a storage room, while the gated development provides controlled access and pre-installation for electric

vehicle charging.

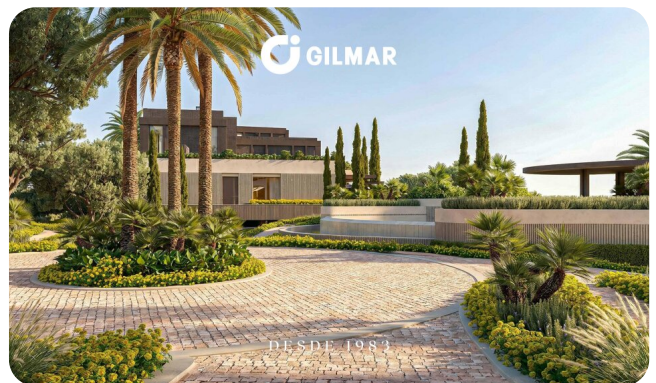
The residences combine contemporary design, comfort and high-quality finishes, including high-performance glazing, excellent thermal and acoustic insulation, premium marble or porcelain flooring, fully fitted designer kitchens and carefully appointed bathrooms. An efficient aerothermal climate-control system provides underfloor heating and cooling, with independent room-by-room control.

The privileged location offers easy access to everything that makes Sotogrande one of Andalucía's most exclusive residential destinations, including golf, polo, sailing, tennis, padel, fine dining, beaches and wellness. San Roque Club is close by, while renowned golf courses such as Valderrama and La Cañada are also within the surrounding area. Sotogrande Marina, with its restaurants, boutiques and waterfront lifestyle, is also easily accessible.

Excellent connectivity to Gibraltar, Málaga and Jerez airports makes this an attractive choice both as a permanent residence and as a second home to enjoy throughout the year.

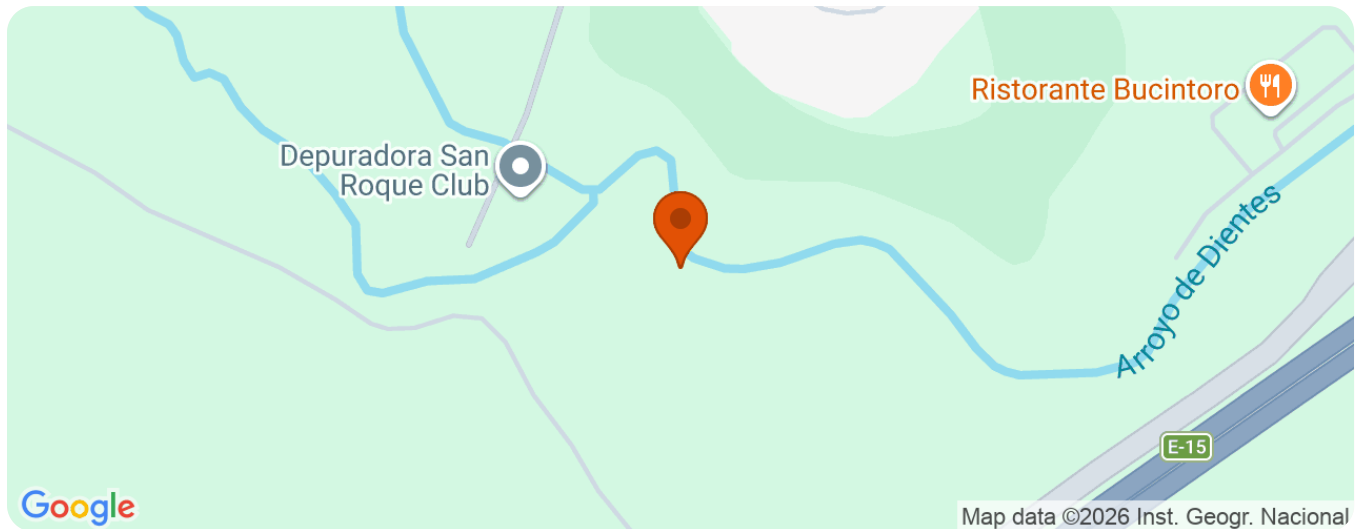
A sophisticated residential concept combining contemporary architecture, nature, privacy and exceptional outdoor spaces in one of Sotogrande's most desirable settings.

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.