





Miguel Mellado

T. +34 686 668 852  
sotogrande@miguel-properties.com

## San Roque Club

For sale at **799.000 €**

3  
BEDROOMS

2.5  
BATHROOMS

187  
PLOT

373  
BUILT

Some homes simply provide space. Others redefine the way you live. This elegant contemporary townhouse, located within the prestigious San Roque Club, offers a lifestyle where tranquillity, nature and wellbeing become part of everyday life.

Built in 2022 and presented in immaculate condition, this bright three-bedroom residence has been designed for modern family living. Large floor-to-ceiling windows seamlessly connect the interior spaces with the private garden and peaceful views across the golf course, framed by majestic cork oak trees that create an ever-changing natural backdrop throughout the seasons.

The layout is both practical and inviting, featuring an open-plan kitchen that naturally becomes the heart of the home — a place for relaxed breakfasts before school, family gatherings and memorable evenings with friends after a day on the fairways. Every room benefits from abundant natural light, creating a calm and welcoming atmosphere.

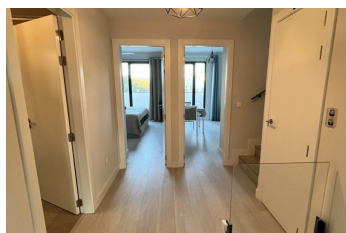
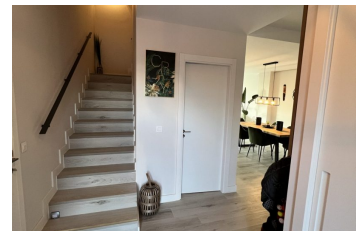
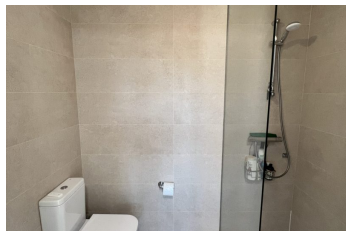
Upstairs, the principal suite enjoys beautiful golf views and offers a peaceful retreat where mornings begin surrounded by greenery and silence. Two additional bedrooms provide comfortable accommodation for children, guests or a home office, making the property perfectly suited for both permanent living and extended stays.

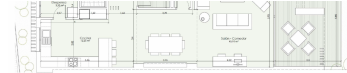
One of the home's standout features is its spectacular rooftop solarium. From here, panoramic views stretch across the Mediterranean Sea, the beautifully landscaped communal gardens and the surrounding golf course. It is the perfect setting for sunrise yoga, evening sunsets or simply embracing the Andalusian lifestyle.

The gated community offers a large swimming pool, fitness facilities, landscaped gardens and security, creating a safe and relaxed environment for international families. Its proximity to the renowned Sotogrande International School makes it particularly attractive for those seeking world-class education alongside an exceptional quality of life.

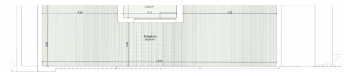
Just minutes from the beach, Sotogrande Marina, championship golf courses and everyday amenities, this property offers something increasingly rare: the perfect balance between nature, health, outdoor living and modern comfort.

More than a home, it is an invitation to embrace a healthier, slower and more meaningful Mediterranean lifestyle in one of Southern Europe's most desirable residential destinations. □

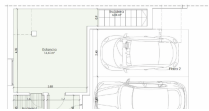




Ground Floor with garden



Second Floor with solarium



[Watch video](#)