



San Roque Club

For sale at **455.000 €**

2
BEDROOMS

2
BATHROOMS

PLOT

127
BUILT

“Located in one of the most exclusive enclaves of the **Costa del Sol**, this elegant property represents an exceptional opportunity for both golf enthusiasts and investors seeking a solid, stable asset in a prime setting.

Just a short walk from the prestigious **San Roque Club Golf** course, the property offers the lifestyle many international buyers look for in southern Spain: tranquility, nature, sport, and year-round quality of life. Surrounded by beautifully maintained green areas and with immediate access to the golf course, it is an ideal option for golfers who want to enjoy their passion daily without compromising on comfort and privacy. Furniture included.

The property benefits from a south-facing orientation, ensuring excellent natural light throughout the day and

allowing full enjoyment of the mild Mediterranean climate all year round. Its interior spaces convey a pleasant sense of openness and serenity, making it suitable both for personal use and as a long-term investment.

From an **investment** perspective, the asset stands out for its immediate income-generating capacity. The property is currently rented to a long-term tenant with an excellent profile, and the lease agreement is in place until 2028, providing mid-term cash flow visibility and minimizing vacancy risk. This contractual stability allows investors to enter a consolidated market with immediate returns, without the need to source a tenant or undertake additional adjustments.

Furthermore, the property type, its location within a high-end golf environment, and the sustained international demand in the area support its medium- to long-term capital appreciation potential, as well as strong liquidity in the event of resale.

The development features a communal swimming pool, ideal for relaxing during the warmer months, within a private and well-maintained setting that reflects the exclusive character of the complex. In addition, the property includes two parking spaces and a storage room, valuable assets that enhance both usability and rental appeal.

The San Roque area is renowned for its perfect balance between nature, privacy, and proximity to some of the most prominent destinations on the Costa del Sol, including Sotogrande, its marinas, polo clubs, and a wide range of high-end dining and sports facilities.

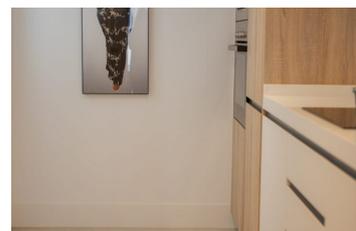
In summary, this is a real estate asset that combines strategic location, golf lifestyle appeal, and strong investment fundamentals—ideal for international buyers looking to enjoy a residence in southern Europe while holding a revenue-generating property in one of **Andalucía's most exclusive areas.**"

Community fees: €211.40 monthly

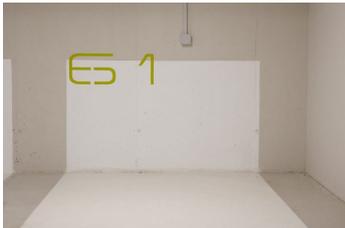
Main community fees: €51.09 monthly

Property tax (IBI): €457 monthly









[Watch video](#)