



**Property type :** Apartment

**Location :** Sotogrande

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Yes

**Views :** Sea view

**House area :** 115 m<sup>2</sup>

✓ Pre-air conditioning

✓ Close to golf

### NEW BUILD RESIDENTIAL COMPLEX IN SAN ROQUE CLUB, CADIZ

New Build an exclusive residential project with new apartments and penthouses with 2 and 3 bedrooms with contemporary Mediterranean styling located at the heart of the famous San Roque Club resort.

Residential complex of 80 apartments in 10 three storey buildings, spread over three phases that surround the 3 communal pools. Each building has 8 spacious apartments over three floors (ground, first and penthouse), two of these have 2 bedrooms and the rest have 3 bedrooms, and 2 bathrooms.

Underground parking space and storeroom included in the price.

The interior of the homes is based on the "open plan" and "total living" concepts, giving priority to a spacious living room which leads to a large open terrace, both fully integrated into the surrounding corn oak meadows and making the most of the predominantly southern aspect and the views of the golf course and the sea.

The homes will be ready to move into, with high-quality finishings, large format tiled flooring, large windows, fitted kitchen with appliances, lighting packages in every room and air-conditioning, amongst other benefits. The homes have the most effective thermal and acoustic insulation available on the market (Energy certificate: B).

The complex will have a large leisure area for communal use, the approximate size of three football pitches, and the corn oak meadows will have footpaths and benches for seating etc.

Construction only covers 30% of the plot, the rest being a large private meadow for the property owners to enjoy where the diversity of tree species has been fully respected and as a result, the original beauty which characterises the area has been preserved.

The new residential development is located at San Roque Club, between Valderrama Golf and the Royal Golf Club at Sotogrande, just 20 minutes by car from Gibraltar airport and 90 minutes from the airports at Malaga and Jerez. The leisure and sporting facilities at the Sotogrande Marina, the Sotogrande International College, shopping centres and the fine sandy beaches at Alcaidesa, Sotogrande and Guadiaro are all close by.

The plot occupies a privileged position above the famous "Old Course" golf course which literally surrounds it. It is an emerald green oasis, with views predominantly over the sea, the clubhouse and of the intense colour of the greens surrounded by ancient corn and holm oaks.