

Town House for sale in San Roque, Costa del Sol

3 Bedrooms | 2 Bathrooms | 272 m² Interior | 170 m² Plot | Garage Yes | Garden Yes | Pool Yes
€ 746 IBI | € 350 Community fees



Property Description

This beautiful townhouse is ideal for golf enthusiasts or families with children, offering comfortable living throughout the year. Enjoying a prime location just 5 minutes from Alcaidesa, Sotogrande, and the prestigious International School of Sotogrande, this property is perfectly tailored for family living. Set within a safe and secure environment, it is just a short walk from the clubhouse and surrounded by lush, picturesque countryside. Situated in the urbanization of Hoyo 17, the property is extremely spacious and features 3 bedrooms, a private west-facing garden, and a rooftop solarium. The location is peaceful and serene, with only the sound of birds or the swing of a golf club.

The ground floor offers an open-plan living-dining room leading into a modern, fully fitted and equipped kitchen. This area is bright and spacious, enhanced by large floor-to-ceiling windows that allow natural light to flood the room. The living room flows seamlessly onto the terrace and into the private garden, perfectly positioned to enjoy the afternoon and evening sun—ideal for relaxing after a day on the golf course or hosting a BBQ with family on warm summer evenings. The property also benefits from a very efficient air conditioning system, ensuring comfort throughout the year.

The first floor comprises 3 bedrooms and 2 bathrooms, all enjoying views across the spectacular countryside and golf course. The master bedroom features an en-suite bathroom, a walk-in wardrobe, and its own large private terrace. The two additional bedrooms share a family bathroom and are both fitted with built-in wardrobes.

On the top floor, you will find a stunning rooftop solarium with 180-degree views over the San Roque Club, extending all the way to the coastline and the sea. There is also space in the hallway to install a small office desk, creating a practical area for working from home.

In addition, the property includes two private parking spaces and a large basement, providing ample storage space or potential for further use.

Hoyo 17 is a fully gated, boutique community with beautifully landscaped gardens and excellent private facilities, including a communal swimming pool, a social room with a billiard table, and a fully equipped gym. The clubhouse of San Roque Golf Course is just a short stroll away. Within the grounds of this elegant Andalusian mansion, you will find cafés, bars, restaurants, a members' club, a Golf Academy, a pro shop, and a members' gym.