



**Property type :** Apartment

**Location :** San Roque Club

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 308 m<sup>2</sup>

- ✓ Close to golf
- ✓ Storage room
- ✓ Lift
- ✓ Pre-air conditioning

- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Terrace

- ✓ Golf property
- ✓ Central heating
- ✓ Furnished

Fantastic duplex in San Roque Club Urbanization, Cádiz. It has an area of 308 m<sup>2</sup> developed on 2 floors. Distributed in a living-dining room, kitchen, 4 bedrooms, 4 bathrooms, and a spacious terrace with spectacular views of the sea and the nature reserve. Sold furnished. Equipped with built-in wardrobes, fitted kitchen, solar panels, central and individual air conditioning in each room, and underfloor heating in the bathrooms. It has 4 parking spaces included in the price. The urbanization has private access, security, a communal pool, and extensive landscaped areas. Located in a quiet residential area, a 5-minute walk from the San Roque Club golf club. At the entrance of the urbanization, there is a supermarket, a café, and an Italian restaurant, all within walking distance. Just minutes from the beach.

Duplex, San Roque Club, Costa del Sol.  
4 Bedrooms, 4 Bathrooms, Built 308 m<sup>2</sup>.

Setting : Close To Golf, Urbanisation.

Orientation : South.

Condition : Excellent.

Pool : Communal.

Climate Control : Pre Installed A/C, U/F Heating, U/F/H Bathrooms.

Views : Sea.

Features : Lift, Fitted Wardrobes, Private Terrace, Storage Room, Marble Flooring, Double Glazing.

Furniture : Fully Furnished.

Kitchen : Partially Fitted.

Garden : Communal.

Security : Entry Phone, Alarm System.

Parking : Underground, More Than One.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Golf.



