



**Property type :** Apartment

**Location :** San Roque Club

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Parking :** 1 underground parking

**House area :** 116 m<sup>2</sup>

✓ Close to golf

✓ Golf property

✓ Near golf

✓ Storage room

✓ Fitted wardrobes

✓ White goods

Brand New & Key Ready Right on the Old Course

Welcome to Emerald Greens, a beautiful development right on the San Roque Club Old course. This is a Taylor Wimpey product and with that comes quality from a very reputable developer.

This property is brand new and key ready. It is being resold so you pay less in taxes. It is 3 Bedrooms, 2 Bathrooms, and comes with 2 parking spaces underground as well as a storage room. We have the exact measurements from the floor plan and has the first occupancy license.

What the owners have done is take a high quality product and make it even better through a number of upgrades, namely

- 1) Glass Curtains that are fully retractable to make the covered terrace and additional winter salon
- 2) A fire place in the living room
- 3) A kitchen island with porcelain counter top and wine fridge
- 4) An expanded master bedroom where the walk in wardrobe has been removed to have a more open & bright master

With fantastic golf & sea views practically on the old course, this property stands out as one of the best units for resale on the market there. It is a lock up and leave or a family home for those that what ease of access to the all the area has to offer - think International School or Gibraltar for work.

Finally, with less to pay in taxes (3% less) as well as not having to wait and go through snagging, this is a great opportunity to get into the area that is showing an increase in demand as Marbella and Estepona prices continue to rise.



