



## 3 Bed Apartment For Sale

**€509,000**

**San Roque Club, Costa del Sol**

**Ref: R4700065**

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 porcel...

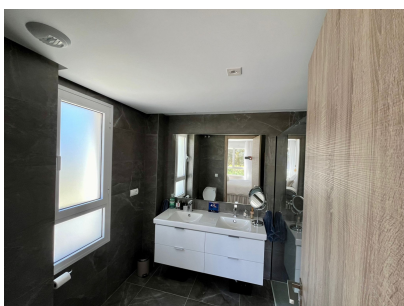
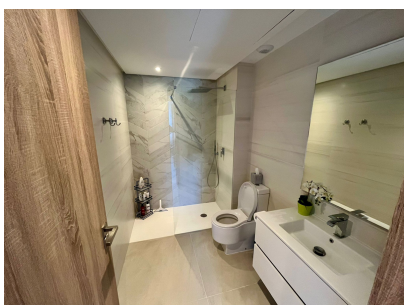
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MARBELLA

# Gallery



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# Property Description

**Location:** San Roque Club, Costa del Sol, Spain  
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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 want 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.

# Additional Info

For Sale	Beds: 3	Baths: 2
Type: Apartment	Area: 144 sq m	Garden
Pool	Setting: Frontline Golf	Close To Golf
Close To Forest	Urbanisation	Condition: Excellent
New Construction	Pool: Communal	Fitted Wardrobes
Storage Room	Ensuite Bathroom	Fiber Optic
Kitchen: Fully Fitted	Garden: Communal	Easy Maintenance
Parking: Underground	More Than One	Utilities: Electricity
Category: Golf	Holiday Homes	Resale
Contemporary	Built Area : 144 sq m	