



## Middle Floor Apartment for sale in Torreguadiaro, San Roque

345,000 €

Reference: HQ5265586   Bedrooms: 3   Bathrooms: 1   Build Size: 85m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

Spacious 3-Bedroom Apartment with Terrace and Sea Views in Urbanización Playa Guadiaro, Sotogrande – Costa del Sol Uncover this exceptional apartment in the exclusive gated Urbanización Playa Guadiaro, nestled in Torreguadiaro, San Roque – a peaceful coastal haven just 1 km from the prestigious Sotogrande Marina. Surrounded by lush nature reserves and the mouth of the Río Guadiaro, this urbanisation spans over 11,500 m<sup>2</sup> of manicured gardens, offering a serene lifestyle with direct access to pristine beaches (a short 4-minute walk to Torreguadiaro Beach), world-class golf courses like Real Club de Golf Sotogrande, polo fields, and an international school. Ideal for families or investors, it's conveniently located near shops, restaurants, and amenities, with Gibraltar Airport just 20 minutes away. Built in 1980 and spanning 85 m<sup>2</sup>, this bright first-floor property features three comfortable bedrooms with built-in wardrobes, one full bathroom, a welcoming living-dining area, and an independent kitchen. The standout feature is the generous terrace with stunning south-facing sea views, perfect for year-round enjoyment of the Mediterranean climate, al fresco dining, or relaxation. Additional comforts include air conditioning and a private garage space for added convenience and security. The well-maintained community boasts two communal swimming pools, two illuminated tennis courts, a children's playground, a social club, and 24-hour security – all in a secure, family-friendly environment. A unique opportunity to embrace the luxurious Sotogrande lifestyle in one of the Costa del Sol's hidden gems!



## Features:

| Features         | Orientation      | Climate Control  |
|------------------|------------------|------------------|
| Covered Terrace  | South            | Air Conditioning |
| Near Transport   |                  | Fireplace        |
| Private Terrace  |                  |                  |
| Double Glazing   |                  |                  |
| Fitted Wardrobes |                  |                  |
| WiFi             |                  |                  |
| Paddle Tennis    |                  |                  |
| Tennis Court     |                  |                  |
| Fiber Optic      |                  |                  |
| Views            | Setting          | Condition        |
| Sea              | Beachside        | Excellent        |
| Garden           | Close To Golf    |                  |
| Courtyard        | Close To Port    |                  |
|                  | Urbanisation     |                  |
|                  | Close To Sea     |                  |
|                  | Close To Shops   |                  |
|                  | Close To Town    |                  |
|                  | Close To Schools |                  |
|                  | Close To Marina  |                  |
| Pool             | Furniture        | Kitchen          |
| Communal         | Optional         | Fully Fitted     |
| Children`s Pool  |                  |                  |
| Garden           | Security         | Parking          |
| Communal         | Gated Complex    | Private          |
|                  |                  | Covered          |