



Area  
**116 m<sup>2</sup>**

Rooms  
**3**



Apartment  
**For sale**

**2 285 968 PLN**  
19 709 PLN / m<sup>2</sup>

Offer no: **R4700065**

## CÁDIZ, SAN ROQUE, SAN ROQUE

### **3 bedroom Apartment for sale in San Roque**

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 want ease of access to all the area has to offer – think International School or Gibraltar for work.

Finally with less to pay in taxes as well as not having to wait, 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.

















































Every guy thinks that  
every girl's dream  
is to find the  
perfect guy.































PROPERTY  
LOCATION





PROPERTY AGENT  
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