



The coast's best kept secret ...

ABOUT THE DEVELOPMENT

Magnificent spacious homes set within an exclusive gated community boasting on-site amenities, and breathtaking golf views perched on the edge of the renowned San Roque Golf course. It takes prime position overlooking the 17th hole of the north course which forms part of an 18 hole championship golf course designed by Seve Ballesteros and Perry Dye. It is a stunning development of highly contemporary three and four bedroom front line golf town homes. Located between Jerez and Marbella at the tip of the Iberian Peninsula, this development is one of Andalucía's best-kept secrets.

San Roque Golf Club is an exclusive country club with a distinctly refined feel that is built around a beautifully undulating golf course, combining old and new courses. This privileged private development is made up of only 46 refined sleek and contemporary properties which are extremely spacious and enjoy fabulous views. Within a fully enclosed gated community, the town homes are set within manicured gardens around a stunning free form swimming pool, ideal for relaxing and soaking up the sun in this beautiful natural environment.

San Roque is one of the coast's best kept secrets. Belonging to the same district as the upmarket area of Sotogrande, which has long been the chosen holiday destination for Europe's high society and the location of some of the area's most luxurious properties. This highly sought after location has a second-to-none infrastructure with some of the best private education centers', sport academies and private healthcare centers in Andalusia.

Sotogrande Marina is a world class marina with all the amenities you might expect of a glamorous resort such as this. Sit back and watch the luxury yachts and sailing boats coming and going. With a collection of shops, restaurants and bars as well as an artisan Sunday market, the marina is busy year-round and during the summer months has a free water taxi service to get from one side of the marina to the other. Well established and synonymous with luxury lifestyle and its sporting links you can glimpse King Felipe at a Polo match or spot some of the famous show jumping celebrities at the state of the art equestrian centre. With the equally alluring Puerto Banús and Marbella town only a short drive away you will be spoiled for choice as far as fine dining, shopping and all the other family activities available in this unique location.



Exclusivity & tranquility ...





THE TOWN HOMES

These exclusive 3 and 4 bedroom homes are distributed over 2 or 3 floors, depending on the layout, offering different floor plans to suit every lifestyle. The properties are mostly south facing with generous private gardens bordering the golf course and all homes come with 2 private parking spaces.

When entering the property we are greeted by a spectacular open plan living room – dining room with a fully fitted kitchen boasting Siemens appliances and high quality porcelain floors throughout. The light that floods the entire room comes from large over-sized windows that lead to the partially covered terrace and garden and provide a seamless connection between indoor and outdoor space. A beautiful garden can be found looking onto the greens, perfect for winding down in the long evenings whilst enjoying a glass of wine or dining with friends after a day on the golf course.

On the first floor we find the main bedrooms and the bathrooms, many of which boast views of the spectacular countryside and golf. On the top floor you can enjoy a magnificent solarium. The 4 bedroom homes also have a large office with a bathroom.

FEATURES

Using only handpicked refined materials, these contemporary town homes are equipped and designed to create stylish homes you will want to spend time in.

- Open plan style
- Open views
- Porcelain floors
- Floor to ceiling windows
- En-suite bathroom
- Fitted wardrobes
- Dressing room (Master)
- Fully equipped kitchen
- Private garden
- Large solarium
- 2 Parking spaces









Relax in the social lounge...



Keep in shape in the fully equipped gymnasium...

DEVELOPMENT FEATURES

A part from being an elite paradise for Golfers, the development offers family residents a fully equipped gymnasium encouraging healthy living as well as a poolside social lounge where they can meet their neighbours' or simply find a cool quiet corner to read a book.

The San Roque Golf Club is a short stroll away and within the grounds of this beautiful traditional Andalusian building we can find the Club house, Golf Academy and also a superb equestrian center as well as a 5 star hotel where residents of the development can enjoy some fine dining. The area is a nature lover's haven, surrounded by beautiful trails shaded by hundred year old Oak trees where families can enjoy time together in the fabulous climate that Andalusia is renowned for. The developer is committed to protecting the environment, these beautiful trees and the natural surroundings which is why any trees that are removed for construction, will be replaced.

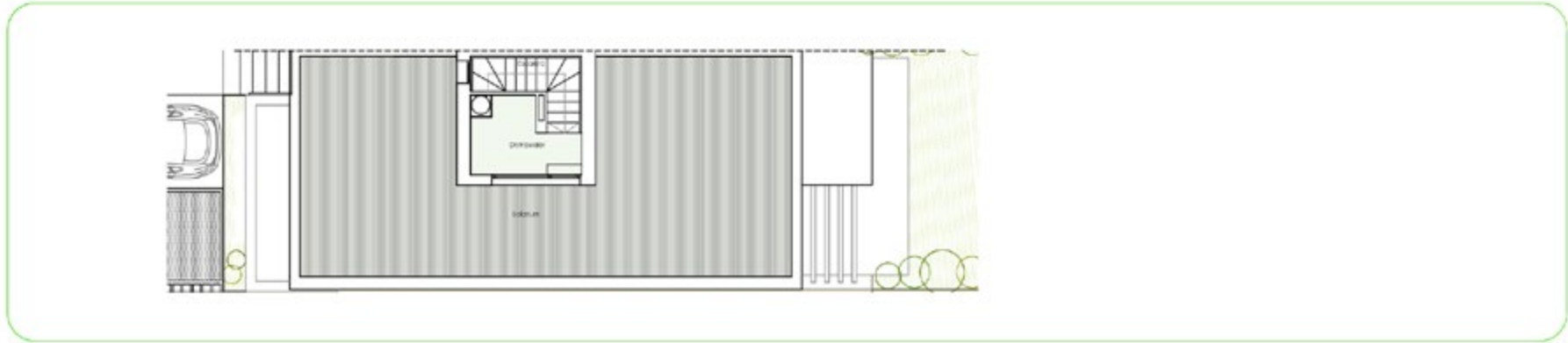
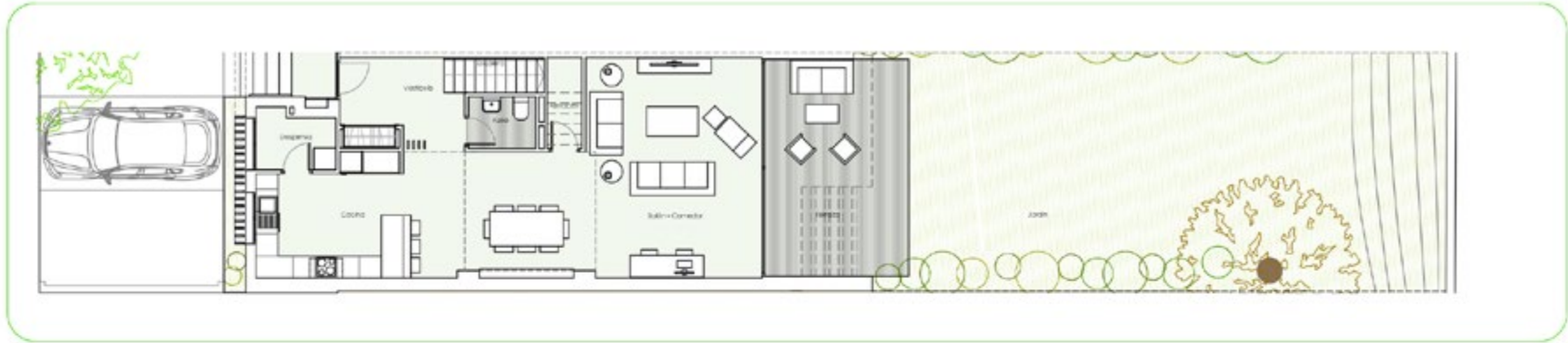
With an average interior space of 250m2 these stunning town homes are ideal for families with children or golfers who like to holiday together with the convenience of amenities on the doorstep and the knowledge that they are part of a private urbanization in a privileged environment.

- Gymnasium
- Social Lounge
- Lagoon shaped swimming pool
- Private urbanization
- 24/7 security
- Close to amenities
- Club house
- Golf Academy
- Equestrian center
- World class championship golf courses

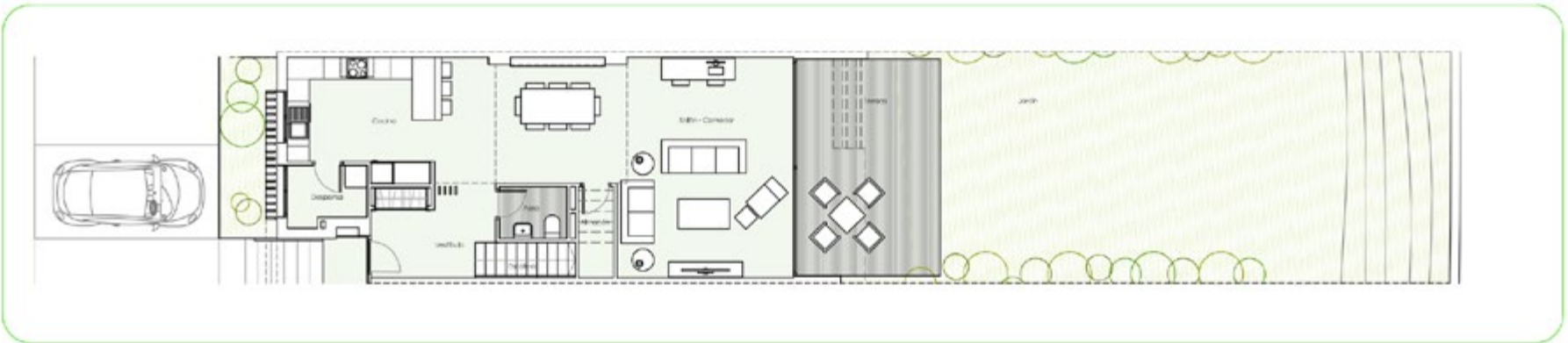


A stone's throw from the Golf Course ...

THE FLOOR PLAN



3 BED EXAMPLE



4 BED EXAMPLE



THE SAN ROQUE GOLF CLUB

Once the home of the Domecq Family, famous Sherry producers, San Roque Golf Club offers a unique setting, surrounded by splendid hills populated by beautiful shady oak trees. At the center of the club is the magnificent Domecq mansion that simply oozes character and history.

The San Roque Golf Club, one of the premier golf centers in southern Europe, was opened in 1991 and was designed by Dave Thomas. The Old Course, together with Valderrama and Real Club de Sotogrande, is known as the Golden Golf Triangle. In 2003, a second course, the New Course, was opened, designed by Perry Dye and Seve Ballesteros, perfectly contrasting with the Old Course in their design.

The San Roque Club offers 36 holes to enjoy on an 18 hole and two 9-hole courses appreciated by all golf enthusiasts in both amateur and professional fields and in addition boasts the Seve Ballesteros golf academy, a superb equestrian centre and a 5-star hotel.



A golfer's paradise ...

THE AREA

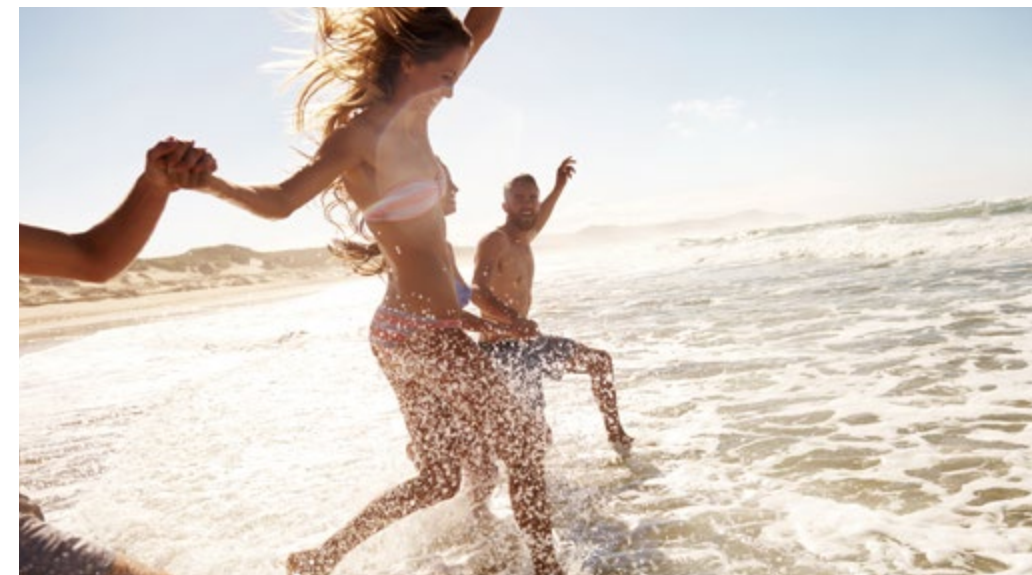
In the privileged position of having the best of both worlds, the San Roque area offers you the choice of dramatic, wide open golden sandy beaches or the tranquility and peace of a Mediterranean cove.

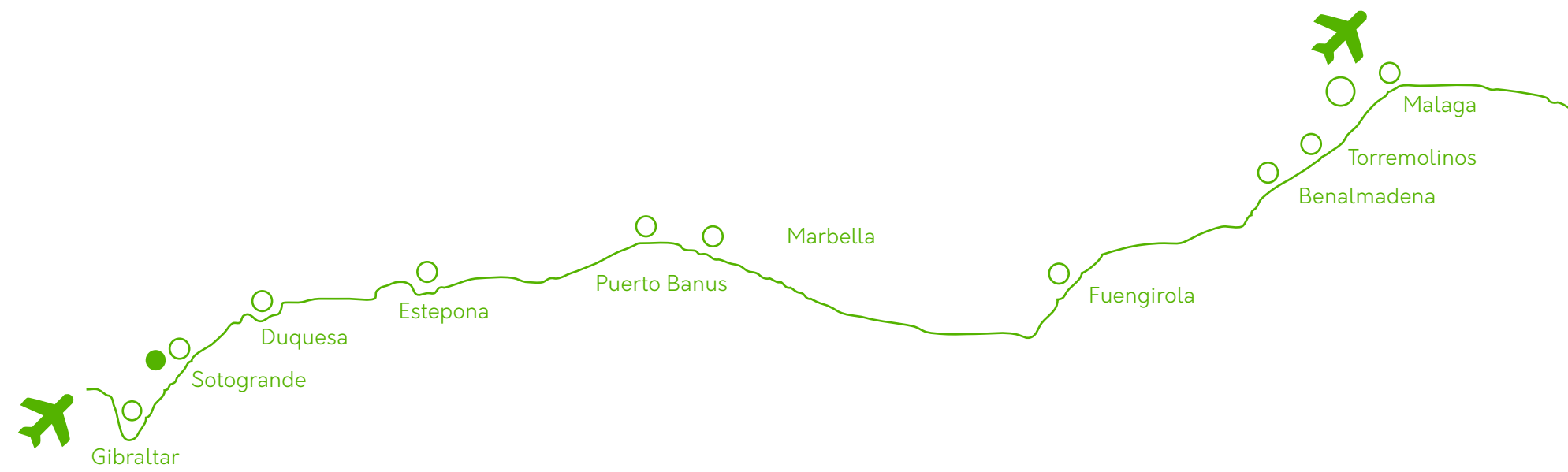
There are several beautiful beaches in the municipality of San Roque all of which are excellently maintained where you will find a great selection of lovely seaside eateries known as “chiringuitos”.

The resort of Sotogrande is a well-established area and is synonymous with luxury lifestyle, with some of Spain’s wealthiest families choosing to have their second residences here.

The Sotogrande marina is a hive of activity with a plethora of luxury restaurants and sea front cafes to choose from. Well known for Golf, you will also find polo fields, stables, tennis clubs, beach clubs and even a heliport. San Roque is an elite area where an air of exclusivity pervades.

Gibraltar and its airport are just 15 minutes away and here you can enjoy tax free shopping. Málaga airport is just over an hour away while the lively resort of Marbella and Puerto Banús are 30 minutes away when you want to visit for some high end retail shopping or fine dining.





Amenities: 5 min drive



Beach: 5 min drive



Golf: 2 min walk



Airport: 15 min drive

THE COSTA DEL SOL

San Roque borders the famous Costa del Sol, and is the perfect place to reside or have a second home with an outdoor lifestyle that encourages healthy active lifestyles. This part of Spain is synonymous with sunshine, great golf courses, fabulous beaches, dramatic landscapes and beautiful white washed villages.

The sunshine coast experiences approximately 320 days of sun every year and what's more, the region's 161-kilometre coastline has everything you need to make the most of the weather. There is so much to experience here with enigmatic cities full of history and charm adding to the Spanish allure. It provides an amazing year-round climate that has been attracting visitors for decades, so buying a home here can be a wise investment.





Disclaimer: The images contained in this brochure are for guidance only, and are therefore susceptible to modifications for technical, legal or other reasons. The furniture reflected is purely decorative and does not constitute a contractual document. The equipment of the houses will be as per the corresponding quality specifications document.

* Prices do not include taxes, legal fees, stamp duties and notary fees associated with the purchase. This is an informative document, not part of any contract.

Prices are susceptible of changes at the Developer's discretion