



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

**345,000 €**

Reference: R5265586    Bedrooms: 3    Bathrooms: 1    Build Size: 85m<sup>2</sup>    Terrace: 20m<sup>2</sup>





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## 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

Covered Terrace  
Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Tennis Court  
Fiber Optic

### Views

Sea  
Garden  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered