



**MARBELLA**

INVESTMENT PROPERTIES

Exclusivity right on the golf course...







Magnificent homes with all the luxury of onsite amenities, an exclusive environment and spectacular views, in the privileged enclave of the San Roque Club Urbanization, on the golf course. What dreams are made of.

The development offers all that and much more. A private residential complex integrated into a prestigious 36-hole golf course, in an enviable setting either as a main residence, holiday home or a fantastic investment. With only forty six 3 and 4 bedrooms these exclusive properties are of a very high standard make up a high-standing living space where you can enjoy tranquility and well-being.





## A private paradise

An authentic oasis of peace designed with privilege and exclusivity in mind for every day, within your own private urbanization.

330 days of sunshine per year, with an average temperature above 18°C are a clear invitation to enjoy the sun, golf and outdoor life. Because leaving home, getting into the buggy and showing up at Tee 1 in just 5 minutes are privileges that are not available to many.

**San Roque Golf** is the perfect environment for a quiet life and also for a full and active life, surrounded by a natural landscape of dazzling beauty, in an exclusive private paradise.

A place that provides the pleasures of a unique lifestyle without sacrificing anything, with all the services and benefits on your doorstep.



## Live life to the full ...

The development offers exclusive living surrounded by tranquility. Peace and quiet surrounds the whole area that is dominated by the immaculate greens of the golf course, by the blue of the sky and by Andalusian sunshine that bathes the area throughout the year.

Playing 18 holes, enjoying a refreshing swim in the development private swimming pool, toning your body in a fully equipped gymnasium or sunbathing

on a magnificent terrace are but a few of the leisure options offered by the development.

A wise choice that also offers homes that stand out for their avant-garde design, for their spaciousness and good use of space, for their qualities and finishes and for the perfect combination of light and nature as well as for the golf orientation that some units offer.



## Down to the smallest detail...

Exclusive 3 and 4 bedroom homes distributed over 2 or 3 floors, depending on the layout, many of which are south facing with private gardens bordering the golf course and 2 parking spaces.

When the property we are greeted by a spectacular open plan living room - dining room with a fully fitted kitchen. The light that floods the entire room comes from large oversized windows that lead to the partially covered terrace and garden.

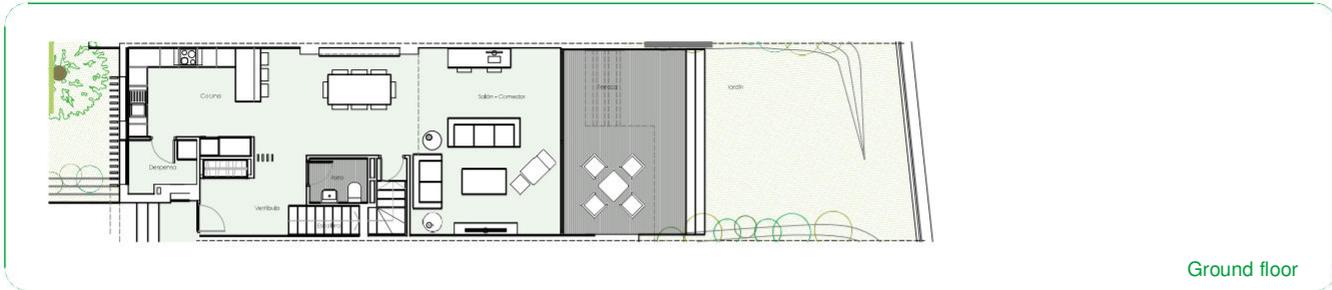
Going up to the first floor we find the main bedrooms and the bathrooms, many of which boast views of the countryside.

On the top floor you can enjoy a magnificent solarium. The 4 bedroom homes have a large office with a bathroom.

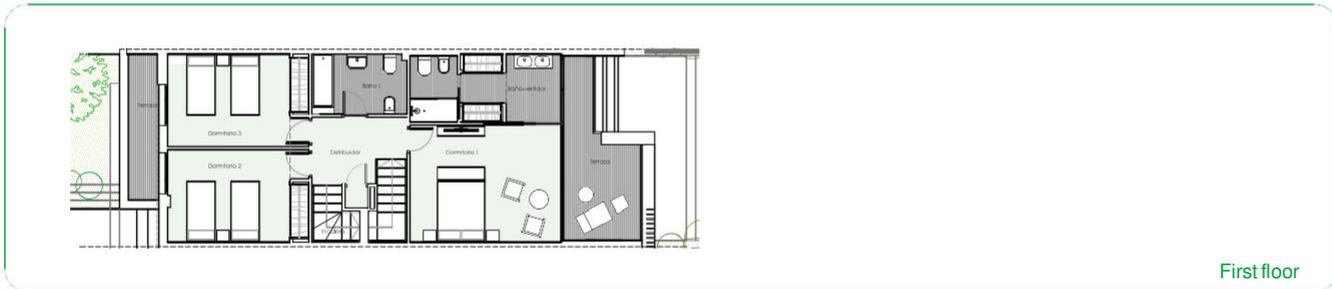
Comfort is guaranteed in these fabulous homes throughout the year thanks to a great hot and cold air conditioning system with high energy efficiency which is totally silent.



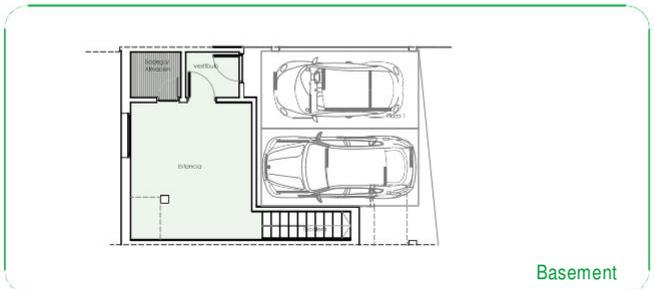
3 BEDROOM



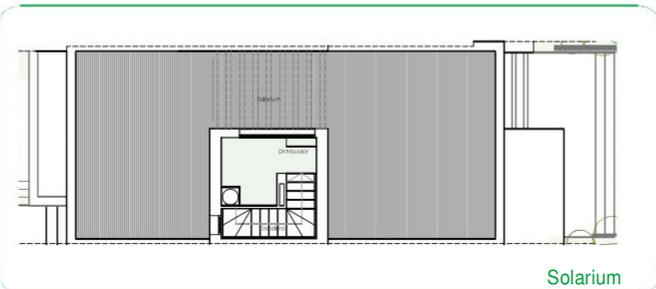
Ground floor



First floor

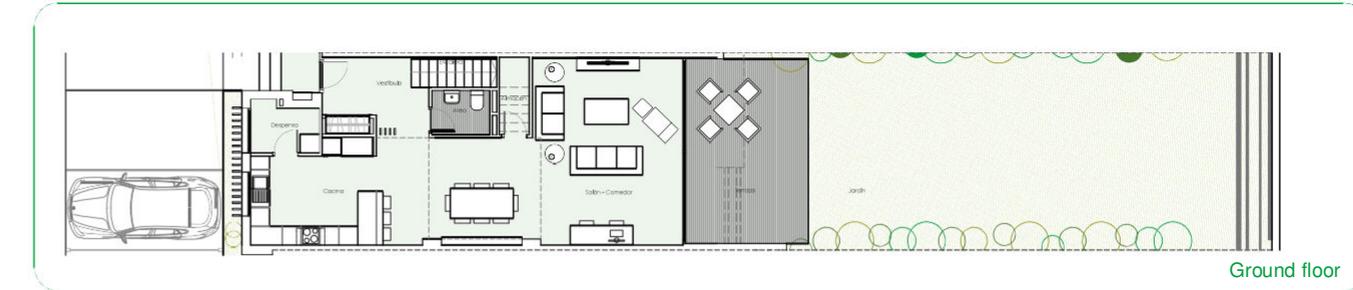


Basement



Solarium

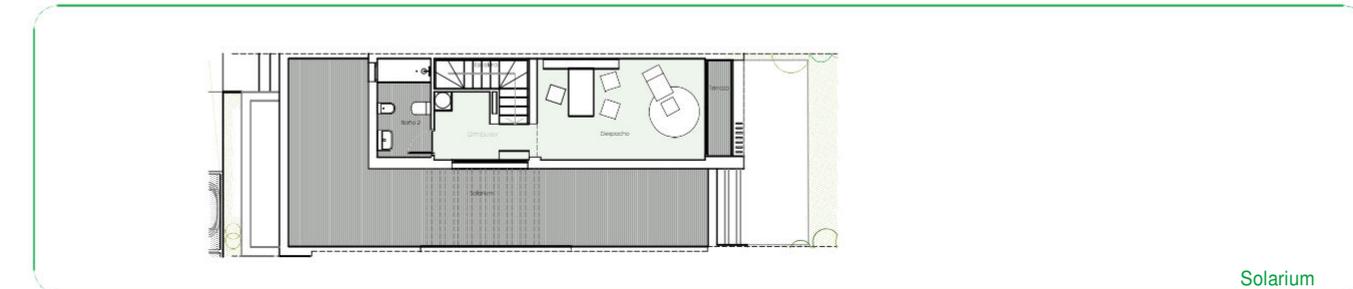
4 BEDROOM



Ground floor



First floor



Solarium





## And golf at any time ...

Surrounding what was once the home of the Domecq Family, San Roque Golf Club offers in a unique setting, surrounded by splendid hills populated by oak trees. At center of the club is the magnificent Domecq mansion that oozes character and history.

San Roque Club 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 was opened and the New Course was born, a course designed by Perry Dye and Seve Ballesteros. It is a perfect contrast to the Old being so completely different in their design.

**36 holes to enjoy on a course appreciated by all golf enthusiasts in both amateur and professional fields.**





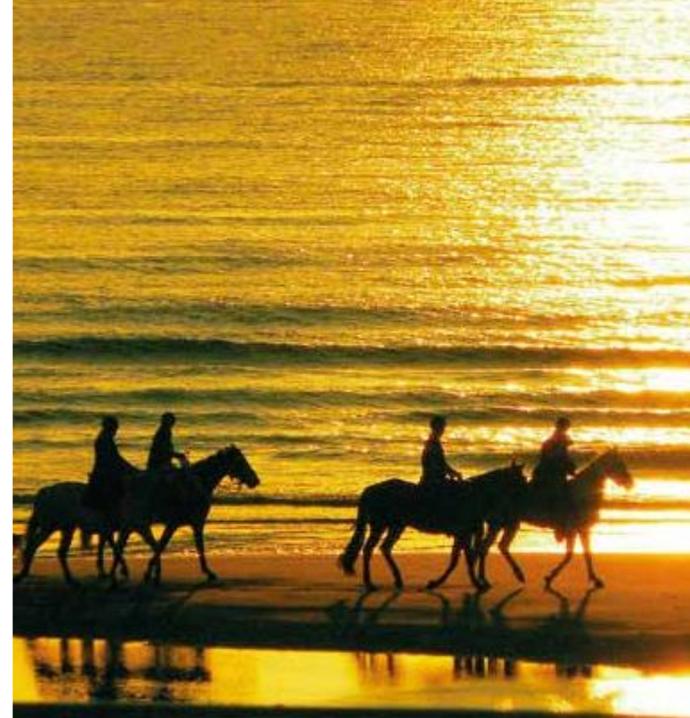
## In a privileged place...

On the southern border of the Costa del Sol, in the province of Cádiz, the development belongs to the San Roque Club Urbanization, a country club and private community that is located a short distance from San Roque village and Gibraltar.

It is an area rich with tradition, with all services and amenities nearby facing the prestigious San Roque Golf Club golf course, which guarantees an exclusive high quality lifestyle in a stunning location.

San Roque is the typical Andalusian village with narrow whitewashed buildings lining the streets with latticed balconies on a natural watchtower, with splendid beaches and cliffs from which Africa and the Strait of Gibraltar can be seen, ideal for the practice of any nautical sport. San Roque also has important tourist resorts with magnificent golf courses, marinas, horse riding, kilometers of cristal clear waters and golden sands, as well as fabulous hotels and restaurants.





## ...to live and enjoy.

Whether you enjoy the excellent gastronomic choices of the area with an endless selection of tapa bars or prefer to lunch in any of its excellent restaurants, one thing is assured the area offers plethora of culinary delights which will satisfy the most discerning palette.

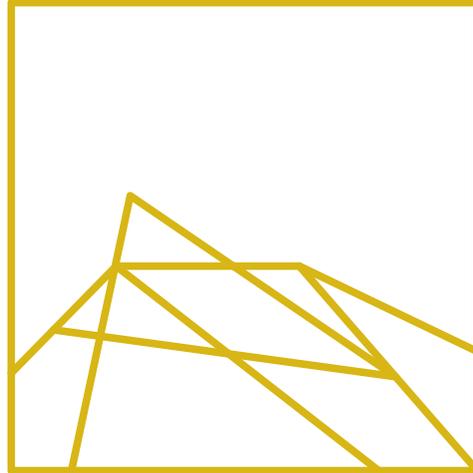
San Roque is rich in cultural contrasts and is an attractive area whose history and traditions are strongly rooted in its inhabitants, their customs, its hundred year old facades and its narrow streets and traditional squares. All this fused with the a luxurious contemporary urbanizations designed with your comfort and convenience in mind set in a unique environment where sea and mountains meet.

Within just one hour of the international airports of Malaga and Jerez and fifteen minutes from Gibraltar airport (with direct flights to Madrid of 55 minutes)

A well-connected enclave, equipped with all services, to make life in paradise as easy as possible.







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TEL:+34 951 823 044

PLAZA DE LOS NARANJOS, 3, 29601 MARBELLA, MÁLAGA

INFO@MARBELLAINVESTPRO.COM

WWW.MARBELLAINVESTPRO.COM

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