

SAN ROQUE CLUB · CÁDIZ

4 Bedroom Townhouses in San Roque

Thirty-two four-bedroom houses on the edge of the Old Course, ten minutes from Sotogrande marina.

HOMES

4 bedrooms

BUILT AREA

182 – 224 m²

PRICES FROM

€551,000



TRIPLE L
ESTATES & INVESTMENTS

Triple L Estates & Investments · Established 2001

WHY WE ARE SHOWING YOU THIS ONE

Frontline to the Old Course — and nearly gone.

Thirty-two houses, four bedrooms each, sitting directly on the San Roque Club Old Course with Sotogrande marina ten minutes away. The bronze louvre screens are not decoration: they shade the upper terraces through the afternoon, which is what makes them usable in August.

Completion is Q3 2028 and the licence was granted in July 2025. Most of the release is already sold, blocked or reserved, so the honest first question is what is genuinely free.

Triple L Estates & Investments · Puerto Banús, Marbella

THE POSITION

Thirty-six holes without getting in the car

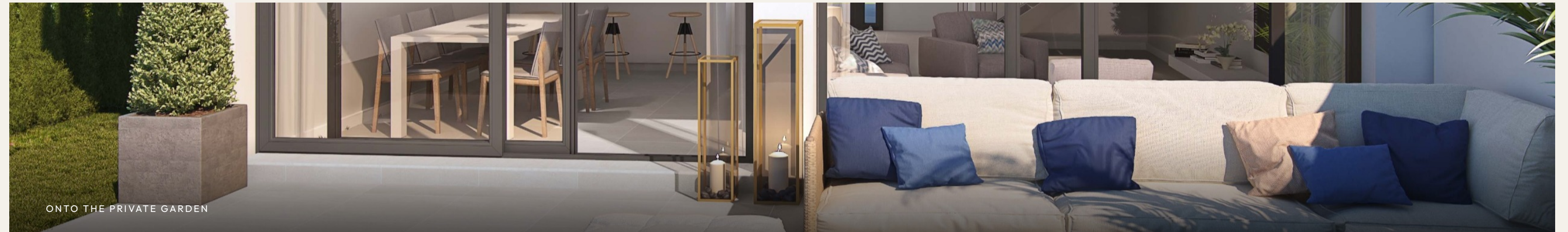
Frontline to the Old Course, with the New Course alongside it — on the Cádiz side of the line, which is why a four-bedroom house costs what an apartment costs twenty minutes east.

— THE HOUSES

Four bedrooms, both ways to the light

Every house runs north to south, so the morning comes in at one end and the evening at the other. Below the bronze screens the volumes are plain cream render with cantilevered upper floors.

Large-format light-grey porcelain runs from the living space straight onto the terrace, and you choose the bathroom tiling and flooring before the house is built.



Most of the release is already sold, blocked or reserved.

Which is why the only useful first question is what is genuinely free this week — and in which of the seven blocks.





— AROUND IT

Cork oaks, fairways, and the marina

THE COURSE



TRIPLE L
LUXURY HOMES

SOTOGRADE MARINA, TEN MINUTES

6 / 10

What is actually known

Location	San Roque Club, San Roque, Cádiz
Development	32 houses in seven blocks
Homes	4 bedrooms, three plan types
Type A	224.5 m² built · solarium 60.3 m²
Type B	182.1 – 188.7 m² built
Type C	198.5 – 207.1 m² built
Outdoor space	About 45 – 280 m², by plot
Parking	Two spaces per house
Prices	From €551,000 + VAT
Licence	Granted July 2025, under construction
Completion	Third quarter 2028

Prices and areas from the 4 September 2026 price list, on which most homes are already marked sold, blocked or reserved. Stage payments are covered by a bank guarantee into a dedicated escrow account, as Spanish law requires.

- Outdoor salt-chlorinated pool, lit at night
- Dedicated buggy parking
- Aerothermal air conditioning and hot water
- Fitted wardrobes in all four bedrooms
- EV charging point to each house
- Reading corner beside the pool
- Gated, with a security checkpoint
- Fitted kitchen with integrated appliances
- Motorised blinds in the master bedroom
- Buyer's choice of bathroom tiling and flooring



OUR READING

Thirty-two houses, and most are gone

Frontline to the San Roque Club Old Course, with the New Course alongside it. Thirty-six holes without getting in the car, and a four-bedroom house for what an apartment costs twenty minutes east.

Every house has a double north–south aspect, which is rarer than it sounds and is the reason these rooms hold light all day.

Triple L Estates & Investments

Puerta de Banús · Marbella · Costa del Sol · Established 2001

WHAT THE DEVELOPER DOES NOT PUBLISH

- No community fee is stated.
- The published location sheets disagree on the distance to Gibraltar airport.
- Most of the release is already marked sold, blocked or reserved.

WHAT WE WOULD ASK BEFORE YOU RESERVE

- What is genuinely free this week, and in which of the seven blocks.
- Which plan type the house is — A, B and C differ by more than forty square metres.
- How much open outdoor space that specific plot carries; it ranges from about 45 m² to 280 m².
- The distance to Gibraltar airport, confirmed in writing.

BEFORE YOU GO

What is free is the only question left.

Thirty-two houses, and most of them are already sold, blocked or reserved. The ones that remain differ by plan type and, more than anything, by how much garden and terrace each plot carries.

We will tell you exactly which houses are free, in which block, and what outdoor space comes with each.



YOUR NEXT STEP

Most of them are already spoken for.

The release is largely sold, blocked or reserved. Ask us what is genuinely free before you plan a trip — we will tell you straight.

Triple L Estates & Investments

Puerta de Banús · Marbella · Costa del Sol

Established 2001 · Over 600 families guided home

+34 951 61 21 26

info@lll-estates.com

lll-estates.com/new-developments/townhouses-in-san-roque



TRIPLE L

ESTATES & INVESTMENTS

ABOUT TRIPLE L

We have helped buyers on the Costa del Sol since 2001.

Our advisors visit every development we recommend. We guide you from the first viewing to the handover of the keys, in your own language, and work alongside the independent lawyer of your choice.

2001

YEAR FOUNDED

600+

FAMILIES HELPED

9

LANGUAGES SPOKEN

+34 951 61 21 26

info@lll-estates.com

lll-estates.com/new-developments/townhouses-in-san-roque

Triple L Estates & Investments · Puerta de Banús, 29660 Marbella, Costa del Sol

This brochure is for information only. Images and plans are for illustration. Specifications, prices and availability may change and do not form part of any contract.