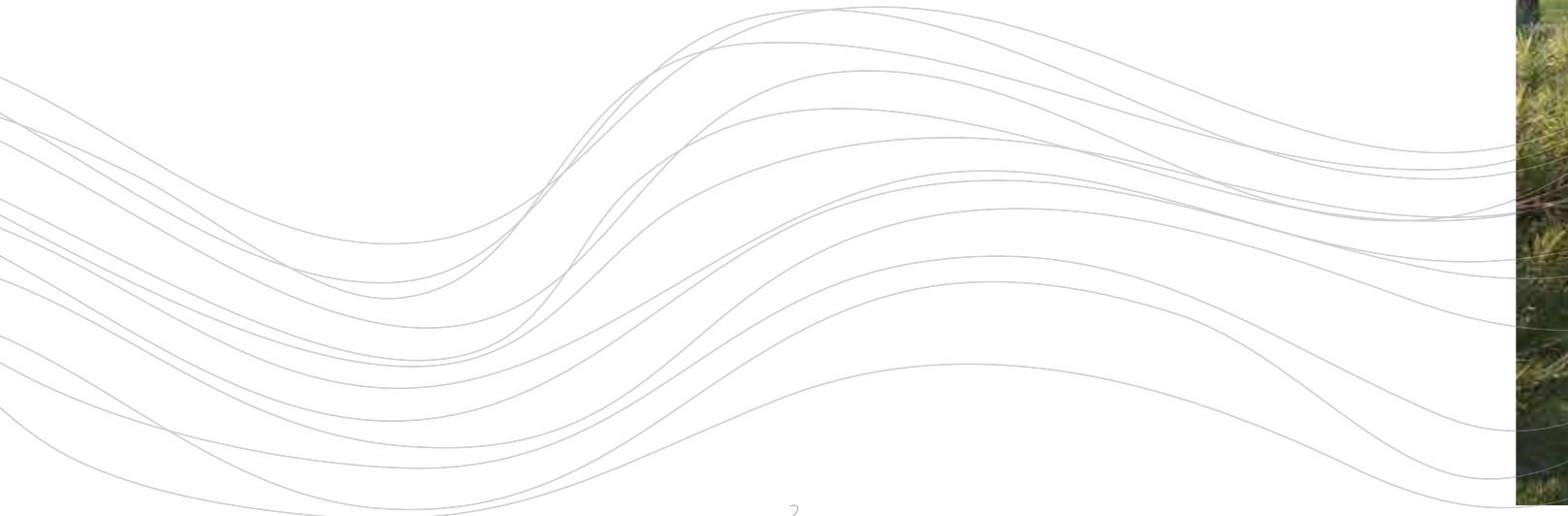


# Adel San Roque

aelca 

# Signature Golf Homes

Welcome to Adel San Roque, where modern elegance meets the freedom of nature in perfect harmony. Nestled front line to the legendary San Roque Club Old Course, yet just minutes from the blissful beaches of Cadiz. An intimate neighbourhood set in a coveted residential destination.



# Natural beauty. Modern living

Imagine waking up in one of our 32 luxurious 4-bedroom townhouses, to the vision of a bright blue sky and lush green landscape that provides a serene setting to breathe free each day.

These generously proportioned homes have been designed with meticulous attention to detail, incorporating contemporary features and finishes, while drawing on position and orientation to maximise the potential of each property.



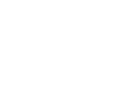
SWIMMING POOL



GOLF



TERRACE



FITTED KITCHEN





Each home at Adel uniquely benefits from a double North-South orientation, ensuring you experience an abundance of natural light throughout the day and that you'll savour every sunrise and sunset.

Upon entering the property, you are greeted by an ample-sized hallway leading onto the large, open-plan, fully fitted kitchen, living and dining areas. The ground floor is also home to a guest bathroom and dedicated laundry area.

There's no place like home

The open-plan interior layouts, seamlessly flow out to the exterior, with unobstructed views over the terrace and private garden

through full width double terrace doors. These smart layouts allow you make the most of al fresco living, the very essence of life on the Costa del Sol.

The essence of Mediterranean living





**M**oving on to the upstairs of the home,- you will discover the 4 bedrooms all of which boast fully fitted wardrobes, as well as 2 complete bathrooms. 2 of the bedrooms enjoy direct access to an outdoor terrace, the perfect spot to start the day in the harmony of nature.

Where style  
meets nature

Parking is effortless with two dedicated spaces, giving you the convenience you deserve. Golf enthusiasts will appreciate the proximity to the course, as well as the dedicated parking for buggies.

## The green heart of the coast

Welcome to the enchanting world of the San Roque Club. A privileged natural environment that promises healthy living and community connection among its residents. This intimate urbanisation allows you to forge connections, create memories, and share your passion for the finer things in life.





**B**eyond the urbanisation San Roque offers a wide range of world-class golf courses, equestrian sports, sailing, a vibrant social scene and kilometres of golden sand beaches. It's an idyllic location for families of all ages and offers a lifestyle that transcends ordinary living.

Exactly where  
you want to be

## Legendary golf in an exciting new era

Surrounding what was once the home of the Domecq Family, the San Roque Golf Club is a golfing institution with an impressive hosting record of high-profile championship events. At the centre of the club is the magnificent Domecq mansion that oozes character and history.





The club first opened in 1991 with the Old Course designed by Dave Thomas. This legendary course is steeped in history, hosting 15 European Tours from 1993-2007 and the Spanish Open in 2005.

In 2003, the New Course was born. This course designed by Perry Dye and Seve Ballesteros is a perfect contrast to the Old with variety of challenges and some dramatic mountain and ocean vistas.

Together, there are now 36 holes to enjoy at the San Roque Club, appreciated by both amateur and professional golf enthusiasts.

There is an exciting future ahead for the club with a recent multi-million-euro renovation of all club facilities completed in 2021. The San Roque Club once again can be considered one of the best golf courses in Europe.

The homes at Adeje are perfectly positioned frontline to the Old Course. There has never been a better time to join the club!

A golfing  
institution

## Exactly where you want to be

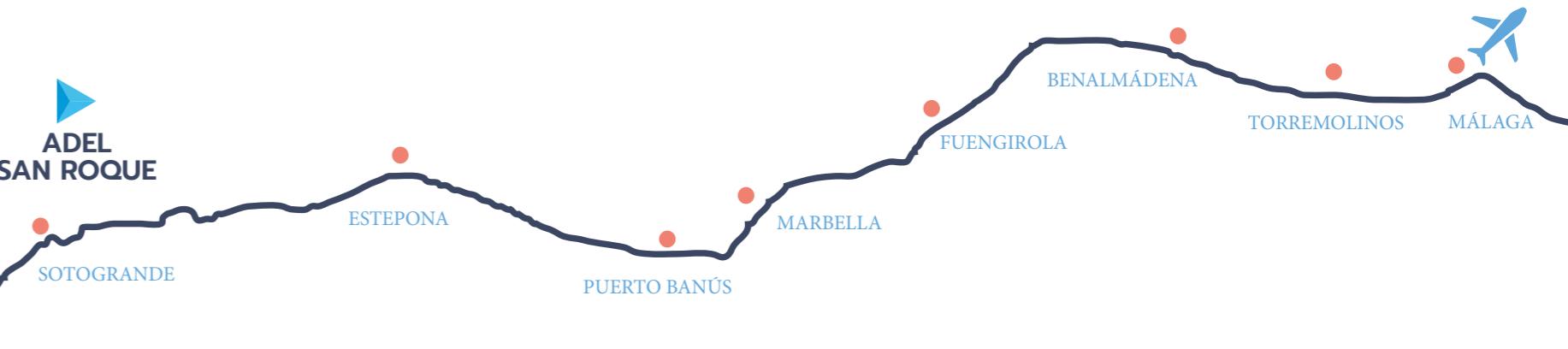
On the southern border of the Costa del Sol, in the province of Cádiz, Adel San Roque can be found within the iconic San Roque country club, located a short distance from Sotogrande and Gibraltar.





**S**an Roque is well placed to cater for the needs of modern international families. There are an excellent range of shops, restaurants and leisure activities to enjoy, and the prestigious Sotogrande International School is a very convenient neighbour.

Sotogrande Marina can be reached in just a few minutes by car and there is no shortage of beaches to explore and enjoy in the area. It is an excellent choice of location for commuters to Gibraltar and for the convenience of Gibraltar airport which is just 16km away.



# Adel San Roque

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32 viviendas adosadas en proyecto de construcción sitas en Calle Mesilla del Diente S/N. Polígono 4 Plan Parcial San Roque Club, Urbanización San Roque Club, San Roque, Cádiz. Promueve 'ARQURA HOMES, FONDO DE ACTIVOS BANCARIOS', 4 dormitorios desde 147,09 m<sup>2</sup> útiles. Las cantidades anticipadas como parte del precio, se encuentran garantizadas conforme a la ley, mediante póliza de aval formalizada con banco Santander e ingresándose las cantidades en la cuenta especial y exclusiva CCC ES5200496702612416202759. El DIA y cualquier información adicional se encuentran a disposición del consumidor en las oficinas de venta. La información y las imágenes publicadas en la presente publicidad son meramente ilustrativas por lo que no tienen carácter contractual y se encuentran sujetas a modificaciones por exigencias técnicas, jurídicas o comerciales de la promoción.