MAREVO

REAL ESTATE

REF · 202675

TOWNHOUSES ON THE FRONT LINE OF THE GOLF IN SAN ROQUE

San Roque

THE SETTING

The San Roque Club unfolds in a privileged corner of Cádiz, on the front line of the celebrated Old Course, one of the most prestigious golf courses in Europe, laid out among cork oak groves with the sea and Gibraltar in the background. Around the Paseo Mesa del Diente, life passes with the serene elegance of a sporting, wooded enclave, a few minutes from the Cádiz beaches and the refined atmosphere of Sotogrande.

Golf is the soul of the area. The San Roque Club's Old Course, the stage for great tournaments, and the neighbouring courses make this area a benchmark destination for players from all over the world. Around it has consolidated an international, discreet community devoted to a lifestyle bound to sport, nature and privacy, among cork oak forests and gentle hills descending towards the coast.

QUICK FACTS

TYPE	Townhouse
UNITS	32
AVAILABLE	On request
PRICE	€673,000

MEDITERRANEAN FLAVOUR

Gastronomy and life in the area

Living on the Costa del Sol means enjoying the finest Mediterranean cuisine in southern Europe. By the sea, in whitewashed villages or at Michelin-starred restaurants, every season brings its own gastronomic ritual.

KEY CONNECTIONS & DISTANCES

- **Gibraltar Airport:** ~15 min.
- **Málaga Airport:** ~110 km (~1h20).
- **Sotogrande:** minutes away.
- **Beach:** a few minutes away.
- **Golf:** San Roque Club, La Reserva and Valderrama nearby.

A WAY OF LIFE

The area benefits from a singular position in the Campo de Gibraltar, where the Mediterranean and the Atlantic touch and the light of the Strait changes throughout the day. The white villages inland, the nature trails and the closeness of the Costa del Sol broaden the possibilities.

NEARBY SERVICES

The San Roque Club's Italian restaurant	*Restaurants*
The San Roque Club	*Golf*
Sotogrande International School	*Education*
The San Roque Club	*Leisure*
Sotogrande	*Shopping*
Sotogrande sports facilities	*Sports*
Alcaidesa-Torrecarbonera Beach	*Beaches*
The San Roque Club's Japanese restaurant	*Restaurants*

THE EXCLUSIVE MAREVO EXPERIENCE

SMART INVESTMENT

Yields, appreciation and international comparison

In San Roque, these contemporary townhouses benefit from a prime, stable setting, in the orbit of Sotogrande and Alcaidesa, with a demanding, international buyer profile. The opportunity lies in a townhouse-format home — space, privacy and low maintenance — in one of the most consolidated areas of the Cádiz coastline. The market in this area, around Sotogrande and Alcaidesa, is characterised as prime and stable, underpinned by a consolidated prime market.

That stability, compared with more volatile markets, is precisely what brings security to capital and a constant flow of quality demand over time. At a price of €673,000 (final unit, excluding 10% VAT), the asset rests on the area's gross reference yield of 4–5%; on this price, in the region of €27,000–34,000 gross per year (an indicative market estimate, not guaranteed), consistent with the area's prime, stable profile.

These are indicative market references and constitute no guarantee of returns.

MARKET	PRICE €/m²	GROSS YIELD
Costa del Sol	3.500 – 8.500 €	5,5 – 7,5%
Miami	6.000 – 12.000 €	3,5 – 5,5%
Dubái	4.500 – 9.500 €	5,0 – 7,0%

TAX FRAMEWORK · SPAIN

Spain offers a favourable tax regime for non-resident investors: rental income taxed at 19–24% (with deductible expenses), flat rates on wealth and capital gains, and the option of the Special Regime (Beckham Law) for foreign executives, with a flat 24% rate for the first six years.

THE PROJECT

SALVIA² by ABU

BUILDING	BLOCK	FLOOR	TYPE	BEDROOMS	PRICE
1	1	1	A	3	980.000 €
1	1	4	B	4	1.545.000 €
2	1	1	A	3	990.000 €
2	2	4	B	3	1.250.000 €
2	4	1	C	3	940.000 €

In San Roque, on the front line of the prestigious San Roque Club Old Course, this development of contemporary townhouses combines modern elegance with the serenity of nature in a privileged location.

Of its 32 townhouses, the last unit remains available. This final home, with 4 bedrooms and 3.5 bathrooms, enjoys front-line golf, room for buggies, two private parking spaces, a private garden, a terrace, a solarium and a fully equipped kitchen.

It is priced at €673,000, with delivery expected in the second quarter of 2028.

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AMENITIES & SERVICES

- P — Private pool
- J — Garden
- P — Parking
- D — Home automation

PRICE

€673,000

32 UNITS

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WE ARE MAREVO

Swiss trust · Mediterranean soul

Marevo Real Estate was born from the union of two sensibilities: the precision, transparency and service culture of the Swiss world, combined with the warmth, light and Mediterranean vocation that can only be breathed in the south. We are not just another agency on the Costa del Sol: we are a team that listens, accompanies and builds long-term relationships with each of our clients.

We work exclusively with the most relevant developers in Andalusia and represent a curated portfolio of new builds in Marbella, Estepona, Mijas, Málaga and along the entire coast. Our approach goes beyond the property transaction: we offer legal, tax and relocation advice, comprehensive service management and personal guidance before, during and after the purchase.

We believe that buying a home on the Costa del Sol is much more than acquiring an asset: it is choosing a lifestyle, a way of breathing. That is why we place at the service of every client — resident, second home or international investor — the full network, experience and care of a discreet, rigorous team deeply connected to the local culture.

“We don’t sell properties. We accompany lives in their new Mediterranean geography.”

TRUST

Every transaction handled with the transparency and rigour of the Swiss model.

EXCLUSIVITY

A curated portfolio of premium new builds in the most coveted enclaves.

GUIDANCE

Comprehensive service beyond the sale: legal, tax and relocation.

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