

# EMERALD GREENS

SAN ROQUE / CADIZ



EMERALD GREEN OASIS

# EMERALD GREENS

THE SAN ROQUE CLUB

**Emerald Greens** is an exclusive residential project with new apartments and penthouses with 2 and 3 bedrooms with contemporary Mediterranean styling located at the heart of the famous San Roque Club resort.

The plot occupies a privileged position above the famous “Old Course” golf course which literally surrounds it. It is an emerald green oasis, with views predominantly over the sea, the clubhouse and of the intense colour of the greens.



# NATURAL SURROUNDINGS WITH EVERY CONVENIENCE ON YOUR DOORSTEP

**Emerald Greens** is located at **San Roque Club**, between Valderrama Golf and the Royal Golf Club at **Sotogrande**, just 20 minutes by car from Gibraltar airport and 90 minutes from the airports at Malaga and Jerez.

The leisure and sporting facilities at the Sotogrande Marina, the Sotogrande International College, shopping centres and the fine sandy beaches at Alcaidesa, Sotogrande and Guadiaro are all close by.

The San Roque Club resort is a private area with direct access from the Mediterranean motorway that is adjacent to the residential area of Sotogrande Alto, which opened its doors in 199. It has two golf courses and has hosted important tournaments including the Ryder Cup and the Spanish Open.



Gibraltar Airport:  
16,5 km

Malaga Airport:  
110 km

Jerez Airport:  
122 km

## THE IDEAL HOME FOR SPENDING TIME WITH FAMILY AND FRIENDS

This residential project has 80 apartments in 10 three storey buildings, spread over three phases that surround the 3 communal pools.

Each building has 8 spacious apartments over three floors (ground, first and penthouse), two of these have 2 bedrooms and the rest have 3 bedrooms, and 2 bathrooms.

Underground parking space and storeroom included in the price.



## TERRACES AND GARDENS TO ENJOY

The interior of the homes is based on the “open plan” and “total living” concepts, giving priority to a spacious living room which leads to a large open terrace, both fully integrated the surrounding corn oak meadows and making the most of the predominantly southern aspect and the views of the golf course and the sea.



## ELEGANCE AND COMFORT GUARANTEED

The homes will be ready to move into, with high-quality finishings, large format tiled flooring, large windows, fitted kitchen with appliances, lighting packages in every room and air-conditioning, amongst other benefits.

The homes have the most effective thermal and acoustic insulation available on the market (Energy certificate: B).



# DESIGN AND COMFORT

## APARTMENT - 2 BED PROPERTIES



### APARTMENT - 2 BED PROPERTIES

Build Area	from	98,25 m <sup>2</sup>	to	98,25 m <sup>2</sup>
Terrace	from	28,06 m <sup>2</sup>	to	41,96 m <sup>2</sup>

## APARTMENT - 3 BED PROPERTIES



### APARTMENT - 3 BED PROPERTIES

Build Area	from	115,80 m <sup>2</sup>	to	122,80 m <sup>2</sup>
Terrace	from	27,75 m <sup>2</sup>	to	113,34 m <sup>2</sup>

Images and project drawings are for illustrative purposes only. Its content does not constitute a contract, part of a contract, or a guarantee.



## PENTHOUSE WITH SOLARIUM - 3 BED PROPERTIES



### PENTHOUSE WITH SOLARIUM - 3 BED PROPERTIES

Build Area	from	122,80 m <sup>2</sup>	to	122,80 m <sup>2</sup>
Terrace	from	88,85 m <sup>2</sup>	to	88,85 m <sup>2</sup>
Solarium	from	62,90 m <sup>2</sup>	to	62,90 m <sup>2</sup>



Includes storage room per home



Underground parking space

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# ENERGY EFFICIENCY AND THE ENVIRONMENT

Global warming is an issue that unites us all and **Taylor Wimpey España** is well aware of its responsibility in the fight against climate change and sustainability and energy efficiency are important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

## **In your new home:**

- Maximum thermal and acoustic comfort thanks to the most prestigious and technically advanced exterior insulation system.
- Maximum insulation with a series of high-quality aluminium window frames and an entrance door that is fully insulated and hermetic.
- Double glazing with extra soundproofing and thermal insulation.
- Individual domestic hot water production efficiently powered by solar panels.
- Mechanical ventilation and air renewal system with the possibility of cross-ventilation inside the homes.
- LED spotlights with very low energy consumption.
- Taps with flow reducing aerators.
- Water-saving features including double flush WCs.

## **In communal areas:**

- Automatic timer for outdoor and pool lighting.
- Garden irrigation, primarily using a drip system



**Energy rating (CEE)**

# WHY IS TAYLOR WIMPEY ESPAÑA THE RIGHT DECISION?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 65 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

**Taylor  
Wimpey**  
España



## TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.



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# OTHER DEVELOPMENTS IN MALAGA - CADIZ, ANDALUCIA



**EMERALD GREENS**  
THE SAN ROQUE CLUB