



## Ground Floor Apartment for sale in La Alcadesa, San Roque

**345.000 €**

Referentie: R5284054 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 90m<sup>2</sup> Terras: 18m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

Two-bedroom apartment with terrace and sea views in Alcaidesa. Discover this magnificent two-bedroom apartment with a terrace and sea views in Alcaidesa, one of the most exclusive and sought-after areas on the Costa del Sol. Located within a well-maintained private community, it offers a peaceful and secure environment, featuring four large communal swimming pools. Its location is unbeatable, next to the new Fairmont Hotel and the prestigious Alcaidesa La Hacienda Links golf course, and just a short walk from Alcaidesa Beach, awarded the Blue Flag for the quality of its waters and services. The property stands out for its excellent layout and quality finishes, with marble flooring, a spacious and very bright living room with direct access to the terrace, from where you can enjoy sea views and views over the communal areas of the development. It offers two bedrooms and two bathrooms, one of them en suite. The kitchen is functional and includes a separate utility/laundry room. Additional features include double-glazed Climalit windows, hot/cold air conditioning via heat pump, and hot water supplied by an electric boiler. The comfort is maximum as the property counts with a parking space plus a storage room with lift to the property level. Alcaidesa offers a privileged lifestyle, combining nature, golf and beach, with children's play areas and all essential services close at hand within the development itself, such as a pharmacy, supermarket, beauty salon, café, pizzeria, beach bars and restaurants. It is also only a 10-minute drive from shopping centres and benefits from excellent connections, with Málaga and Jerez airports approximately one hour away by car. A unique opportunity to live or invest in a constantly growing area, where the sea and golf take centre stage. Offer subject to errors, price changes or any other modification without prior notice. The price does not include taxes or transfer costs. Agency fees included.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Tillen	zuiden	Vooraf geinstalleerde A/C
Nabij vervoer	Zuidoost Zonoriëntatie	Koude A/C
Privé Terras		Warme A/C
Satelliet TV		
Berging		
Ensuite badkamer		
Marmeren vloeren		
Dubbele beglazing		
Inbouwkasten		
WiFi		
Bijkeuken		
Jacuzzi		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dicht bij strand	Uitstekende conditie
Garden Views	Dichtbij golfbaan	
Pool Bekijken	Urbanisatie	
	Dichtbij zee	
	Dicht bij winkels	
<b>Zwembad</b>	<b>Keuken</b>	<b>Beveiliging</b>
Gemeenschappelijk zwembad	Volledig ingerichte keuken	Omheind complex
		Elektrische rolluiken
		Deurbel met intercom
<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>	<b>Categorie</b>
ondergrondse parkeergarage	Elektriciteit	Investering
garage	Drinkwater	Golf
private Parking		
overdekte parkeerplaats		
Gemeenschappelijk Parking		
<b>Energiebeoordeling</b>	<b>CO2 Emission Rating</b>	
F	F	