



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

345.000 €

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





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## 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 confort 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

Tillen  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Jacuzzi

### Uitzicht

Zeezicht  
Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats  
Gemeenschappelijk Parking

### Energiebeoordeling

F

### Zonorientatie

zuiden  
Zuidoost Zonoriëntatie

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater

### CO2 Emission Rating

F

### Klimaatbeheersing

Vooraf geïnstalleerde A/C  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie

### Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Investering  
Golf