

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

895,000 €

Reference: R4900567 Bedrooms: 4 Bathrooms: 3 Build Size: 132m<sup>2</sup> Terrace: 128m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

Brand New Frontline Golf Under Construction Being Resold!

This is a transfer of rights resale. Something that is allowed from the developer at this beautiful frontline golf resort in Alcaidesa called Serenity.

The property will be delivered in summer 2026. It is one of a few ground floor 4 bedrooms available and is special in that it is in Fase 1, closer to the award winning Hacienda Links Golf Club (walking distance). What is more, it is frontline golf (Heathland course), and offers panoramic golf views as well as lateral sea views from the terrace. High end finishes throughout, the seller has also paid for upgrades.

These 4 bedrooms are huge, with well over 250m<sup>2</sup> of usable space. Ideal for large families, or families with dogs, as there is a back patio/garden area where you can access easily to the resorts numerous facilities.

The resort itself will have 2 large pools (one lagoon pool, one lap pool), an indoor gym, chillout/yoga areas, 24hr security, as well as amenities like petanque and an onsite bar.

If you know Alcaidesa, you will know that its 1h20min from Malaga and 25min from Gibraltar. It is a beachside gated community with shops/restaurants as well as a fabulous beach with 4 chiringuitos. No major road to cross as you enjoy the beautiful nature and surroundings.

This is a transfer of rights deal where the seller has a clearly articulated clause allowing them to transfer the contract rights to a buyer - the seller will pay this fee. Furthermore, we have done such deals before and know how to formalise the agreement between buyers/sellers/developer under the supervision of a trusted lawyer.

The key component of this deal is the value - buyers are essentially getting an earlier fase 4 bedroom under the developers latter fase equivalent property with an instant saving of 25,000 as well as having access sooner. The seller will receive their money back + the difference between sales price and price originally paid. The buyer will then have the rights to carry on the original contract with the developer. Standard taxes for purchase to be applied.

This is a deal that creates a win-win for all parties!

Understand the resort more by searching for &quot;Wonderful New Development - Alcaidesa&quot; on YouTube.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Games Room  
Domotics  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Golf

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South West

### Setting

Beachside  
Close To Golf  
Close To Sea  
Frontline Golf

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
More Than One