



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

**310,000 €**

Reference: R5220046   Bedrooms: 2   Bathrooms: 2   Build Size: 102m<sup>2</sup>   Terrace: 12m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

Bright 2-Bedroom Apartment for sale with Golf and Sea View, Terrace, Garage & Access to Pools Set in the gated community of Nueva Alcaidesa, La Alcaidesa on the Costa del Sol, this first-floor apartment offers panoramic views of the golf course, the Mediterranean Sea, and the surrounding hills. Property Overview 2 spacious bedrooms and 2 bathrooms Large living/dining area with access to a 15 sqm covered terrace South-west orientation for all-day sun and natural light Fully fitted kitchen with appliances Marble floors, double-glazed windows with shutters Air conditioning installed throughout Lift shared with just four apartments in the block Includes 2 private parking spaces and a large storeroom Community Amenities Landscaped gardens 4 swimming pools with changing rooms Secure, fully gated complex Location – Nueva Alcaidesa: The apartment is located front-line on the Heathland Golf Course, just a 5-minute walk to the Alcaidesa Golf Clubhouse. Ideal for golf lovers and nature enthusiasts alike. La Alcaidesa is a quiet, secure residential area on the Costa del Sol, known for its natural beauty, golf courses, and panoramic sea views. It's a popular choice for professionals working in Gibraltar, second-home buyers, and those seeking a peaceful coastal lifestyle with good infrastructure. It sits between Sotogrande and San Roque, offering a relaxed, family-friendly environment with easy access to beaches, golf, and major road links. It is also just a few minutes from the A-7 motorway, making travel along the coast quick and convenient. Distances from La Alcaidesa: Gibraltar: 15 minutes (17 km) Sotogrande: 10 minutes (10 km) Estepona: 30 minutes (37 km) Marbella: 45 minutes (65 km) Malaga Airport: 1 hour 15 minutes (115 km) Investment Potential Alcaidesa continues to attract buyers due to its proximity to Gibraltar, natural beauty, and secure setting. With the upcoming opening of the border between Gibraltar and Spain, accessibility and demand are expected to increase further, making this an excellent long-term investment opportunity.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift	South West	Cold A/C
Storage Room		Hot A/C
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Good
Panoramic	Urbanisation	
Golf	Frontline Golf	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Part Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	
<b>Utilities</b>	<b>Category</b>	
Electricity	Resale	
Drinkable Water		