



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

345,000 €

Reference: R5284054 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 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 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.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Parking

Underground  
Garage  
Private  
Covered  
Communal

### Energy Rating

F

### Orientation

South  
South East

### Setting

Beachside  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

F

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Investment  
Golf