



## Apartamento Planta Baja en venta en La Alcaidesa, San Roque

**507.000 €**

Referencia: R5259148    Dormitorios: 3    Baños: 2    Terreno: 29m<sup>2</sup>    Construido: 119m<sup>2</sup>    Terraza: 32m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

Welcome to a refined residential concept designed for those who seek a life close to the sea, immersed in nature, yet with every modern convenience within easy reach. Set in a privileged location in Alcaidesa, this elegant development offers far more than just a home—it is a place created to enjoy every day to the fullest, balancing comfort, wellbeing, and lifestyle.

The residences are defined by spacious terraces, generous interiors, and thoughtfully designed communal areas that invite relaxation and social connection. Whether you are enjoying breakfast with the sea breeze, unwinding on your terrace overlooking the golf course, or sharing an evening drink with friends under the Mediterranean sky, life here flows at your own pace.

Alcaidesa offers a strategic and highly desirable setting in the province of Cádiz, providing access to a wide range of essential services, leisure options, and sporting activities. The beach is just five minutes away, while prestigious golf courses, polo clubs, a shopping centre, the marina of Sotogrande, and a vibrant selection of restaurants and bars are all close by. Excellent road connections via the A-7 motorway allow easy travel along both the Costa de la Luz and the Costa del Sol, with Gibraltar Airport reachable in approximately 25 minutes. Málaga International Airport is also easily accessible, along with high-speed rail connections, sea routes, and an extensive motorway network.

The development itself stands out for its elegant architecture and premium amenities. Homes are available with two or three bedrooms, including select penthouse options, all with a private garage and storage room included. Buyers also benefit from personalisation options, allowing each residence to be tailored to individual tastes and lifestyle needs.

Every aspect of daily life has been considered. Residents can relax by the swimming pool, unwind in the spa or meditation area, or enjoy the landscaped gardens. For an active lifestyle, there is a fully equipped gym, a beach volleyball court, and a running circuit. A coworking space provides an ideal environment for remote work, while the picnic area and pool bar offer relaxed social spaces. Children are equally catered for, with a safe playground and paddling pool designed for carefree enjoyment.

Design plays a central role, not only aesthetically but also in promoting wellbeing. The architecture blends modern lines with the natural surroundings of Alcaidesa, creating a harmonious layout that feels like a balcony overlooking the golf course. Clean-lined buildings in soft, natural tones integrate seamlessly into the landscape, while large windows and expansive terraces flood each home with natural light.

Sustainability is woven into the project's philosophy. Eco-conscious materials and responsible design choices have been carefully selected to minimise environmental impact and encourage a lifestyle in harmony with nature.

The development will be delivered in two phases of 72 apartments each, with the estimated completion of the first phase scheduled for the first quarter of 2028. This is an opportunity to secure a contemporary home where leisure, work, and wellbeing come together in one of southern Spain's most attractive coastal settings.

This is an example of a 3-bedroom ground-floor apartment with private garden.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Gimnasio  
Sauna  
Fibra óptica

### Vistas

Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf

### Piscina

Piscina Comunitaria

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas

### Categoría

Golf  
Lujo

### Orientación

Sur

### Posición

Cerca de Golf  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Primera línea de Golf

### Cocina

Cocina Parcialmente Equipada  
Kitchen-Lounge

### Aparcamiento

Parking Privado

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación  
Nueva Construcción

### Jardin

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono