



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

318,000 €

Reference: R5343505 Bedrooms: 3 Bathrooms: 2 Build Size: 89m<sup>2</sup> Terrace: 80m<sup>2</sup>





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## Costa de la Luz, La Alcaidesa

Magnificent three-bedroom ground floor apartment with large terrace in La Alcaidesa

This excellent three-bedroom ground floor apartment is offered for sale in the exclusive area of La Alcaidesa, a privileged enclave next to the natural surroundings of the Guadalquítón Nature Reserve and the prestigious La Hacienda Golf Club.

The property is part of a well-maintained residential complex that stands out for its outstanding communal areas, including three swimming pools, a paddle tennis court, and extensive landscaped gardens—perfect for enjoying the climate and tranquility of the area.

One of the main highlights of this property is its spectacular and spacious private terrace, ideal for year-round enjoyment. It features a glazed area, allowing you to make the most of the space even in winter, creating a cozy and versatile environment. The terrace also offers a high level of privacy and has direct access from both the living room and the kitchen, providing great convenience for everyday living.

The apartment comprises three bedrooms with built-in wardrobes, a bright and spacious living room, a fully equipped kitchen, and two bathrooms, one of them en suite. All rooms are fitted with double-glazed windows, ensuring excellent thermal and acoustic insulation.

The property is equipped with hot and cold air conditioning via a heat pump system, as well as hot water supplied by an electric boiler, ensuring comfort throughout the year.

The property also includes a large storage room and a parking space, adding extra value in terms of convenience and storage.

An ideal opportunity as a permanent residence, holiday home, or investment in one of the most sought-after areas of the Costa.

Offer subject to errors, price changes, or any other modifications without prior notice. The price does not include taxes or transfer costs. Agency fees are included.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Tennis Court  
Utility Room  
Domotics  
Fiber Optic

### Views

Urban

### Pool

Communal  
Children`s Pool

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Investment  
Bargain  
Golf

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Forest

### Furniture

Not Furnished

### Parking

Underground  
Garage  
Private  
Covered

### Energy Rating

F

### Climate Control

Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

F