



# Begane grond appartement te koop in La Alcaidesa, San Roque

318.000 €

Referentie: R5343505 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 89m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Tennisbaan  
Bijkeuken  
Domotics  
Optische vezel  
**Uitzicht**  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Investering  
Koopje  
Golf

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij bos

### Meubilering

Ongemeubileerd

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats

### Energiebeoordeling

F

### Klimaatbeheersing

Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater

### CO2 Emission Rating

F