



## Ground Floor Apartment for sale in La Alcaidesa, Sotogrande

**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 comfort 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	Orientation	Climate Control
Lift	South	Pre Installed A/C
Near Transport	South East	Cold A/C
Private Terrace		Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
WiFi		
Jacuzzi		
Views	Setting	Condition
Sea	Beachside	Excellent
Garden	Close To Golf	
Pool	Urbanisation	
	Close To Sea	
	Close To Shops	
Pool	Kitchen	Security
Communal	Fully Fitted	Gated Complex
		Electric Blinds
		Entry Phone
Parking	Utilities	Category
Underground	Electricity	Investment
Garage	Drinkable Water	Golf
Private		
Communal		
Covered		
<b>CO2 Emission Rating</b>	<b>Energy Rating</b>	
F	F	