



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

**310,000 €**

Reference: R5220046   Bedrooms: 2   Bathrooms: 2   Build Size: 102m<sup>2</sup>   Terrace: 12m<sup>2</sup>





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## Costa de la Luz, La Alcaidesa

Bright 2-Bedroom Apartment for sale with Golf and Sea View, Terrace, Garage & Access to Pools Set in the gated community of Nueva Alcaidesa, La Alcaidesa on the Costa del Sol, this first-floor apartment offers panoramic views of the golf course, the Mediterranean Sea, and the surrounding hills. Property Overview 2 spacious bedrooms and 2 bathrooms Large living/dining area with access to a 15 sqm covered terrace South-west orientation for all-day sun and natural light Fully fitted kitchen with appliances Marble floors, double-glazed windows with shutters Air conditioning installed throughout Lift shared with just four apartments in the block Includes 2 private parking spaces and a large storeroom Community Amenities Landscaped gardens 4 swimming pools with changing rooms Secure, fully gated complex Location – Nueva Alcaidesa: The apartment is located front-line on the Heathland Golf Course, just a 5-minute walk to the Alcaidesa Golf Clubhouse. Ideal for golf lovers and nature enthusiasts alike. La Alcaidesa is a quiet, secure residential area on the Costa del Sol, known for its natural beauty, golf courses, and panoramic sea views. It's a popular choice for professionals working in Gibraltar, second-home buyers, and those seeking a peaceful coastal lifestyle with good infrastructure. It sits between Sotogrande and San Roque, offering a relaxed, family-friendly environment with easy access to beaches, golf, and major road links. It is also just a few minutes from the A-7 motorway, making travel along the coast quick and convenient. Distances from La Alcaidesa: Gibraltar: 15 minutes (17 km) Sotogrande: 10 minutes (10 km) Estepona: 30 minutes (37 km) Marbella: 45 minutes (65 km) Malaga Airport: 1 hour 15 minutes (115 km) Investment Potential Alcaidesa continues to attract buyers due to its proximity to Gibraltar, natural beauty, and secure setting. With the upcoming opening of the border between Gibraltar and Spain, accessibility and demand are expected to increase further, making this an excellent long-term investment opportunity.



## Features:

### Features

Covered Terrace  
Lift  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Panoramic  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South West

### Setting

Close To Golf  
Urbanisation  
Frontline Golf

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground