



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

507.000 €

Reference: R5259148   Bedrooms: 3   Bathrooms: 2   Plot Size: 29m<sup>2</sup>   Build Size: 119m<sup>2</sup>   Terrace: 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.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Wifi  
Palestra  
Sauna  
Fibra ottica

### Viste

Giardino  
Piscina  
Golf

### Piscina

Condominiale

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore

### Categoria

Golf  
Lusso

### Orientamento

Sud

### Collocamento

Vicino al golf  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole  
In prima linea di Golf

### Cucina

Completamente attrezzata  
LOUNGE CUSCINE

### Parcheggio

Privato

### Climate Control

Aria condizionata

### Condizione

Eccellente  
Nuove costruzioni

### Giardino

Privato

### Utility

Elettricità  
Acqua potabile  
Telefono