

## 2 bedroom Apartment for sale in San Roque, Cádiz

470,000€

Exclusive New Build Residential Development in La Alcaidesa with Sea and Golf Views

Modern homes in a privileged location on the Costa del Sol

Discover this new residential complex in La Alcaidesa, a quiet and picturesque enclave by the Mediterranean Sea. This exclusive development offers 144 new-build homes with 2 and 3 bedrooms, all with parking space and storage room included. Located on the front line of the prestigious Alcaidesa golf course and just 1.5 km from the beach, this residential complex combines nature, sea and contemporary lifestyle in a setting of total privacy.

Elegant design, modern comfort and unobstructed views

The homes have been designed to maximise comfort and energy efficiency, with a south-facing orientation that provides abundant natural light and spectacular open views of the sea from the upper floors. All properties include a fitted and equipped kitchen with appliances, a reinforced entrance door, ducted air conditioning and an AA energy rating that guarantees high energy savings and respect for the environment.

Communal areas that enhance your lifestyle

This complex has been designed to offer much more than just a home. Its extensive communal areas include:




















Communal swimming pool with salt chlorination system

Gardens with native vegetation and nature trails

Fully equipped gym and outdoor meditation area

Spa, community lounge with co-working space

Beach volleyball court and children's area for the whole family to enjoy

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|  2 bedrooms                       |  2 bathrooms                     |  144m <sup>2</sup> Build size |
|  Jacuzzi                          |  Communal Pool                   |  Gated                        |
|  Number of Parking Spaces: 1      |  Views: Sea                      |  Near Schools                 |
|  Near Childrens Parks             |  Location: Coastal, Urbanisation |  Elevator/Lift                |
|  Near Golf / Golf Resort Property |  Double Bedrooms: 2              |  Under-Build / Basement       |
|  Gym                              |  Space                           |  Terrace: 33 Msq.             |
|  Beach: 1500 Meters               |  Useable Build Space: 106 Msq.   |  |