



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

**290,000 €**

Reference: R4993816    Bedrooms: 3    Bathrooms: 2    Build Size: 102m<sup>2</sup>    Terrace: 20m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

Bright 3-bedroom apartment in an exclusive residential complex next to the golf course and the Guadalquivir Nature Reserve. We present this magnificent 3-bedroom apartment, located in a privileged area just steps from the golf club and surrounded by the tranquillity and natural environment of the Guadalquivir Reserve. The property stands out for its brightness and the quality of its finishes. The flooring has been renewed, and each of the three bedrooms features fitted wardrobes and double-glazed windows, ensuring acoustic and thermal comfort. The master bedroom also includes an en-suite bathroom, complementing the two bathrooms the property offers. The modern and functional kitchen is delivered fully furnished and equipped with appliances: ceramic hob, oven, combi refrigerator, dishwasher and extractor hood. Next to it, a spacious and cosy living-dining room opens onto a fantastic 20 m<sup>2</sup> terrace, ideal for enjoying the outdoors and the tranquillity offered by its natural surroundings. The apartment is equipped with hot/cold air conditioning via a heat pump and hot water provided by an electric water heater, ensuring comfort and efficiency throughout the year. The property also includes a large storage room and a parking space, adding convenience and extra storage capacity. Located in a private and very peaceful residential complex, the development offers three swimming pools, a modern padel court and landscaped garden areas, providing the perfect setting for both relaxation and leisure. A unique opportunity for those seeking quality of life, nature and all the comforts within reach. Offer subject to errors, price changes or any other modifications without prior notice. The price does not include taxes or transfer fees. Agency fees included.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Paddle Tennis  
Tennis Court

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Forest

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Category

Golf

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Good  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Communal

### Energy Rating

F

### Views

Garden  
Pool  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

F