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Ground Floor Apartment for sale in La Alcaidesa, San Roque

725,000 €

Reference: R5388850 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 168m^2 **Terrace:** 22m^2











Costa de la Luz, La Alcaidesa

Sea Views, Golf Views, Modern, Tourist License, You Name It!

The Links II in La Alcaidesa has been a top seller for us, for very good reason. This is a unique development that offers the Trifecta – Modern Living, Frontline Golf, and Walk to the Beach in minutes.
The property itself is an elevated ground floor with 2 bedrooms, 2 bathrooms, and a floorplan allowing for wide open-plan living connecting seamlessly to a large covered terrace. The owners are meticulous with everything very well maintained. It has a aero thermic boiler system to reduce cost as well as fully centralised hot/cold A/C.
From the covered terrace you have sea, lighthouse, Gibraltar, and golf views. Speaking of outside space, the bonus is a back patio that allows for evening sun as the sun travels west.
For those of you who like to live in a “resort” know that the development has a large lane swimming pool with sea views, a gym and spa with sauna, whirlpool, steam room, etc, and a large co-working space.
The community does not forbid short term rentals, and know that this is a modern property where you don't pay VAT but ITP, a reduction of 3% in buying costs.
Furniture is to be decided as to whether owners wish to keep and take to their new home.
A large parking space and storage room complete with separate power supply (car charging) is included in the price.

This property has held the tourist licence since 2004 (VFT/CA/19801)

Watch our video to know more!

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Features:

Features
Covered Terrace
Lift
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
WiFi
Gym
Fiber Optic
Sauna
Domotics

Orientation
South East

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Sea
Panoramic
Golf

Setting
Beachside
Close To Golf
Close To Sea
Front Line Beach Complex
Frontline Golf

Condition
Excellent

Pool
Communal
Indoor

Furniture
Optional

Kitchen
Fully Fitted
Kitchen-Lounge

Garden
Easy Maintenance

Security
Gated Complex
Alarm System
Electric Blinds
Entry Phone

Parking
Underground

Utilities
Electricity
Drinkable Water

Category
Resale
Beachfront
Luxury