



## Duplex for sale in La Alcaidesa, San Roque

341,000 - 666,000 €

Reference: R5375215 Bedrooms: 2 - 3 Bathrooms: 2 - 3 Build Size: 76m<sup>2</sup> - 131m<sup>2</sup> Terrace: 19m<sup>2</sup> - 214m<sup>2</sup>





## Costa de la Luz, La Alcaidesa

A new residential complex in the province of Cádiz, comprising 54 multi-family homes with 2- and 3-bedroom options.

These homes feature spacious terraces, allowing you to enjoy panoramic views of the La Alcaidesa golf course and make the most of the natural surroundings.

Each home also includes a garage and storage room in the basement. The complex offers comprehensive communal areas, including landscaped gardens, a swimming pool with sun loungers, a gourmet food area, and buggy parking, so residents can fully enjoy their leisure time without leaving home.

Furthermore, the entire complex is enclosed and fenced for the added security of its residents.

The development is located in Pasaje de Punta Mala in La Alcaidesa, midway between several urban centers in the Campo de Gibraltar region (La Línea de la Concepción, San Roque, Algeciras, and Guadiaro). It offers a wide range of services (clinics, schools, banks, pharmacies, bus stops) and numerous leisure and cultural options (golf club, gym, restaurants, shopping centers, etc.). Gibraltar International Airport is 15 km away, and the Port of Algeciras is 28 km away. It also provides easy access to the A-7/N-340 and a connection to the AP-7 motorway.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Solarium  
 Basement  
 Access for people with reduced mobility

### Setting

Close To Sea  
 Close To Shops  
 Frontline Golf

### Kitchen

Fully Fitted  
 Kitchen-Lounge

### Parking

Underground  
 Garage  
 Private

### Climate Control

Cold A/C  
 Hot A/C

### Condition

New Construction

### Garden

Communal  
 Private  
 Landscaped

### Category

New Development

### Views

Sea  
 Mountain  
 Panoramic  
 Garden  
 Pool  
 Golf

### Pool

Communal

### Security

Gated Complex  
 Entry Phone