



## 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:

### Özellikler

Özel teras  
Depo  
Ensuite Banyo  
Takılmış gardıroplar  
Kürek tenisi  
Tenis kortu

### Ayar

Golf'e yakın  
Kentleşme  
Denize yakın  
Ormana yakın

### Mobilya

Mobilyalı

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### Kategori

Golf

### İklim kontrolü

Önceden yüklenmiş klima  
Soğuk klima  
Sıcak klima  
Kalorifer

### Durum

İyi  
Son zamanlarda yenilenmiş

### Mutfak

Tam takılmış

### Otopark

Yeraltı

Garaj

Özel

Ortak

### Enerji derecesi

F

### Görüşler

Bahçe  
Havuz  
Kentsel

### Havuz

Ortak  
Çocukların havuzu

### Bahçe

Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su

### CO2 Emisyon Derecesi

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