

## Townhouse for sale in La Alcaidesa, San Roque

**595,000 €**

Reference: R4792771 Bedrooms: 4 Bathrooms: 3 Build Size: 180m<sup>2</sup> Terrace: 248m<sup>2</sup>



## Costa de la Luz, La Alcaidesa

Sea views from this 4-storey townhouse, with a private lift and walking access to the beach, a haven of luxury and tranquillity where you can create unforgettable moments with your loved ones.

### Ground floor:

An open space that integrates the living room, dining room and kitchen, ideal for sharing moments of joy and laughter with the family.

A glazed porch, perfect for enjoying the outdoors at any time of the year.

A large terrace for sunbathing, reading a book or simply relaxing listening to the sound of the sea.

A guest toilet.

### First floor:

A master bedroom with a private terrace and direct sea views, where you can wake up every morning with the immensity of the Mediterranean at your feet. It also has an ensuite bathroom with marble tiling, a bathtub and two sinks.

Two spacious secondary bedrooms, with a shared bathroom, so that all members of the family have their own space.

### Second floor:

An open space that you can use as a bedroom, living room or play area, depending on your needs.

Two terraces with 1 jacuzzi and panoramic views of the sea, Gibraltar and the beach, where you can enjoy unique and unforgettable moments.

### Floor -1:

Two large storage rooms to store bicycles, tools and beach equipment.

A garage space for 2 cars, for your total comfort.

### Luxury details:

High quality windows for better insulation and greater comfort.

### Privileged location:

A few steps from the beach, so you can enjoy the sea and the sand at any time.

Next to the future 5-star Fairmont hotel, an icon of luxury and exclusivity.

Close to two 18-hole golf courses, for lovers of this sport.

Easy access to all the services you may need: supermarkets, restaurants, shops, leisure centres...

### Safe investment:

Alcaidesa is a booming area with great potential for revaluation.

This home offers you the opportunity to enjoy a unique lifestyle in a privileged environment.

A safe investment that will allow you to enjoy your property for many years to come.

Don't miss this unique opportunity to make this dream come true. Contact us today to arrange a viewing.

In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11, the client is informed that the

Property Transfer Tax, Notary and Registry expenses are not included in the price. Real estate brokerage expenses are included. Offer subject to errors, price changes or any other modification without prior notice.

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium

### Views

Sea  
Panoramic  
Beach

### Pool

Communal

### Garden

Communal  
Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

D

### Orientation

East  
South

### Setting

Beachside  
Beachfront  
Frontline Golf

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Category

Beachfront  
Golf  
Luxury

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

Communal

### Energy Rating

E