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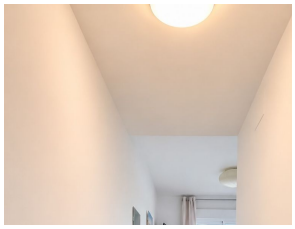

Middle Floor Apartment in La Alcaidesa

Bedrooms	2	Bathrooms	2	Built	75m2	Terrace	11m2

R5548792	Middle Floor Apartment	La Alcaidesa	315.000€

EXCEPTIONAL OPPORTUNITY IN LA ALCAIDESA | APARTMENT OVERLOOKING A PROTECTED COASTAL LANDSCAPE | €315,000 NEW TO THE MARKET | EXCLUSIVE LISTING BY PERLA DE LA COSTA We are delighted to present our latest exclusive listing: a beautifully maintained two-bedroom, two-bathroom apartment with additional enclosed living spaces and lovely open views over the protected Guadalquitón coastal landscape. Located on the first floor of the sought-after Las Terrazas de Alcaidesa residential development, this property enjoys a peaceful natural setting in one of the most attractive and increasingly desirable areas of the southern Costa del Sol. Offered at €315,000, the property includes two underground parking spaces and a spacious private storage room. An excellent opportunity for buyers looking for a comfortable Mediterranean home, a holiday retreat or an investment property close to the beach, world-class golf courses and the exclusive surroundings of Sotogrande. A BEAUTIFULLY MAINTAINED APARTMENT WITH FLEXIBLE ADDITIONAL LIVING SPACE The apartment offers approximately 75 m² of usable interior space, together with an additional 11 m² open terrace. The accommodation comprises two comfortable bedrooms, two bathrooms, a bright living and dining area, and a separate kitchen. The property has been exceptionally well cared for by its current owners. Its clean, welcoming interiors and practical layout make it an appealing choice for both permanent living and

holidays. One of the apartment's most interesting features is the thoughtful use of its original terraces to create additional enclosed spaces. The current owners have enclosed and glazed one of the terraces adjoining a bedroom, creating a versatile covered area that can be adapted to suit the new owner's lifestyle. This additional space could become a cosy reading corner, a home library, a peaceful relaxation area, a small home office or a dedicated children's play area. It offers the flexibility to create something personal without compromising the comfort of the main rooms. The kitchen has also been extended into an enclosed and glazed terrace, providing valuable extra space for storage, household organisation or additional kitchen cabinetry. The kitchen will remain furnished and equipped with an oven, hob and extractor hood, offering a practical starting point for the new owner. The living and dining area provides a welcoming space for relaxing, entertaining and spending time with family and friends. Natural light and warm interior tones contribute to the comfortable Mediterranean atmosphere. The open terrace is another highlight, offering beautiful views towards the green surroundings of the protected Guadalquitón coastal landscape. It is an ideal place to enjoy a morning coffee, unwind in the afternoon or simply appreciate the tranquillity of the natural surroundings. The property also benefits from two underground parking spaces, measuring approximately 12 m² and 19.5 m², together with a generous private storage room of approximately 13 m². These additional facilities are particularly valuable for families, golfers, cyclists and owners who wish to store sports equipment or personal belongings securely. The apartment is sold unfurnished, with the fitted kitchen and the specified kitchen appliances included. LAS TERRAZAS DE ALCAIDESA | A PEACEFUL RESIDENTIAL COMMUNITY SURROUNDED BY NATURE Las Terrazas de Alcaidesa is an attractive residential development set among landscaped gardens and natural green surroundings, close to the Mediterranean coast and several outstanding golf courses. Residents enjoy access to three communal swimming pools, including a children's pool, beautifully maintained gardens and a paddle tennis court. The community offers a relaxed atmosphere where everyday life can revolve around outdoor activities, family time and enjoying the wonderful Andalusian climate. Whether spending an afternoon by the pool, enjoying a game of padel or relaxing at home overlooking the surrounding greenery, the development offers an appealing balance of comfort, recreation and tranquillity. It is particularly well suited to families with children, couples, golf enthusiasts and international buyers seeking a second home in southern Spain. LA ALCAIDESA | NATURAL BEAUTY, MEDITERRANEAN BEACHES AND AN INCREASINGLY PRESTIGIOUS DESTINATION Situated between Sotogrande and Gibraltar, La Alcaidesa is one of the hidden gems of the southern Costa del Sol. Known for its unspoilt coastal scenery, beautiful beaches, green hills and peaceful residential atmosphere, the area offers a refreshing alternative to the busier resorts along the coast. La Alcaidesa combines the charm of a relaxed seaside community with the convenience of modern amenities and an expanding selection of high-quality leisure facilities. The local centre provides shops, restaurants, cafés, bars, a pharmacy, a gym and essential services for everyday living. The area is also benefiting from ongoing infrastructure improvements and new recreational facilities, with a children's playground planned nearby. For families, this combination of natural surroundings, outdoor activities, swimming pools and convenient local amenities makes La Alcaidesa particularly appealing. WORLD-CLASS GOLF AND FIVE-STAR LUXURY One of the strongest advantages of this location is its proximity to La Hacienda Links Golf Resort, approximately five minutes away on foot. This prestigious golf destination offers two exceptional 18-hole courses: Links and Heathland. The Links course is particularly renowned for its spectacular coastal setting, with panoramic views across the Mediterranean Sea towards Gibraltar and the African coastline. Living so close to an internationally recognised golf resort is a significant lifestyle benefit and may also appeal to buyers considering a property for golf-related holiday rentals, subject to applicable

regulations. La Alcaidesa is attracting growing international attention thanks in part to its expanding luxury hospitality sector. The area is home to two prestigious five-star hotel developments, Fairmont La Hacienda Costa del Sol and OKU Andalusia. These high-end destinations enhance the appeal of the surrounding area through luxury accommodation, gastronomy, wellness experiences and premium leisure facilities. Their presence reflects the increasing profile of La Alcaidesa as a destination for discerning international visitors and property buyers. BEAUTIFUL BEACHES AND EXCELLENT CONNECTIONS The apartment is conveniently located near the beautiful La Alcaidesa beach, part of an extensive stretch of Mediterranean coastline of approximately 10 kilometres extending through the area between Sotogrande, La Alcaidesa and Gibraltar. The coastline is ideal for long walks, swimming, outdoor activities and enjoying magnificent views towards the Rock of Gibraltar and North Africa. The property also benefits from convenient access to Sotogrande, Gibraltar and several international airports. La Hacienda Links Golf Resort is approximately five minutes away on foot, while La Alcaidesa beach can be reached in around 15 minutes on foot. Sotogrande is approximately 10 minutes away by car, with Gibraltar and Gibraltar Airport around 20 minutes away. Málaga-Costa del Sol Airport is approximately 1 hour and 10 minutes away, Jerez Airport around 1 hour and 15 minutes, and Seville and Seville Airport approximately 2 hours by car. AN ATTRACTIVE INVESTMENT OPPORTUNITY ON THE COSTA DEL SOL This apartment represents an appealing opportunity for buyers who appreciate a combination of lifestyle, location and long-term investment potential. With two bedrooms, two bathrooms, additional glazed spaces, two underground parking spaces, a large storage room and access to three swimming pools, the property offers features that are particularly attractive in this price category. Its location near the beach, La Hacienda Links Golf Resort, Sotogrande and Gibraltar makes it suitable for a variety of buyers, from families and golf enthusiasts to those looking for a second home or a long-term rental investment. Holiday rental use may also be considered, subject to the applicable licensing requirements and community regulations. The continuing development of La Alcaidesa, together with its luxury hotels, golf facilities and natural coastal surroundings, adds to the area's long-term appeal. €315,000 | A PROPERTY OPPORTUNITY NOT TO BE MISSED A beautifully maintained first-floor apartment with two bedrooms, two bathrooms, versatile enclosed spaces, lovely nature views, two underground parking spaces and a private storage room, all for €315,000. Properties combining this range of features, an attractive location and such a competitive asking price deserve serious consideration. Whether you are looking for a permanent home, a Mediterranean holiday retreat or a property investment in southern Spain, this apartment is certainly worth viewing. Exclusively listed with Perla de la ?Costa. ?Contact ?us ?today ?for further information ?or ?to arrange your private viewing. ?Your next ?home on ?the ?Costa del Sol could ?be ?waiting ?for ?you ?in ?La ?Alcaidesa.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Ensuite Bathroom	Lift	Paddle Tennis
Private Terrace	Storage Room	