

## Apartment for sale in San Roque, San Roque

**391,000 €**

Reference: RS10172 Bedrooms: 3 Bathrooms: 2 Build Size: 93m<sup>2</sup> Terrace: 31m<sup>2</sup>



## Costa de la Luz, San Roque

### NEW BUILD RESIDENTIAL COMPLEX IN ALCAIDESA, CADIZ

New Build residential complex of apartments and townhouses in the province of Cadiz. Is an irresistible destination for those who love the sea and golf.

Complex has 289 properties with 2, 3 and 4 bedrooms, all with parking spaces and storage rooms, as well as unbeatable communal areas.

Complex located between the Club House and the Fairmont Hotel, facing the golf course and with breathtaking views of the sea and the Rock of Gibraltar.

The exclusivity of living in a gated luxury development based on a housing concept that pursues a privileged lifestyle. For maximum tranquillity and comfort, the development has surveillance systems and underground vehicle circulation to the car park, as well as other unique services.

In addition, the communal areas are unbeatable: infinity swimming pools, gymnasium, sauna, kids club, coworking space, study area, library, cafeteria...

Complex offers you a life by the sea so that you can enjoy each and every one of the breathtaking sunrises and sunsets that the Mediterranean Sea gives us. Terraces with panoramic views and full of light designed for relaxation and maximum comfort.

Whether you are looking for a holiday residence or a home to spend 365 days a year - this is your best option. The advantages of this location also make it an attractive opportunity for investors who identify the potential of this area of the Mediterranean coast.

The ideal place to retreat to while still being close to everything.

Complex has a privileged location that will allow you to enjoy all the charms of the coast, with direct access to the beach.

You will be able to get to all points of interest in a short time thanks to its easy access to the AP7 and A7. It is also surrounded by all kinds of services (marinas, golf courses, hospitals, schools...) and is 5 km from Gibraltar, 110 km from Jerez and 120 km from Malaga and its airport.

The perfect setting if you are looking to escape the noise of the big cities but without renouncing to be connected to everything you need.

Thanks to the low density of construction and the environment full of vegetation, you will be in direct contact with the harmony of nature and you will feel part of it. An idyllic place if you want serenity, well-being and a peaceful lifestyle.

The natural landscape that surrounds complex combines with the quality of the architecture to offer you rooms that have been designed with the utmost care.

In addition to its spacious homes with a functional design, it has views of the sea, the magnificent golf courses and Gibraltar and Africa, making this residential complex an even more exquisite enclave.

You will be surrounded by the best golf courses: Valderrama, Almenara, La Hacienda Links, Golf Course Links ABC Associate, Sotogrande, San Roque, La Cañada, Santa María Polo Club, La Reserva.

## Features:

### Features

Gym  
Useable Build Space: 81 Msq.  
Gated  
Location: Coastal, Urbanisation  
Number of Parking Spaces: 2  
Views: Sea  
Communal Pool  
Near Golf / Golf Resort Property  
Double Bedrooms: 3  
Air Conditioning: Pre-Installed  
Near Commercial Center  
Near Schools  
Terrace: 31 Msq.  
Elevator/Lift  
Beach: 800 Meters

### Energy Rating

B

### CO2 Emission Rating

B