

# Ground Floor Apartment in La Alcaidesa

Price € 725,000

Bedrooms	2
Bathrooms	2
Build Size	168 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Plot Size	190 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Sea
- ✓ Beachside
- ✓ Front Line Beach Complex
- ✓ Close To Golf

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Indoor

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Golf
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Sauna
- ✓ Ensuite Bathroom
- ✓ Fiber Optic
- ✓ Lift
- ✓ WiFi
- ✓ Storage Room
- ✓ Double Glazing
- ✓ Fitted Wardrobes
- ✓ Gym
- ✓ Utility Room
- ✓ Domotics

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

## GARDEN

- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ Entry Phone

## **PARKING**

✓ Underground

## **UTILITIES**

✓ Electricity

✓ Drinkable Water

## **CATEGORY**

✓ Beachfront

✓ Luxury

✓ Resale

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Sea Views, Golf Views, Modern, You Name It!

The Links II in La Alcaidesa has been a top seller for us, for very good reason. This is a unique development that offers the Trifecta - Modern Living, Frontline Golf, and Walk to the Beach in minutes.

The property itself is an elevated ground floor with 2 bedrooms, 2 bathrooms, and a floorplan allowing for wide open-plan living connecting seamlessly to a large covered terrace. The owners are meticulous with everything very well maintained. It has a aero thermic boiler system to reduce cost as well as fully centralised hot/cold A/C.

From the covered terrace you have sea, lighthouse, Gibraltar, and golf views. Speaking of outside space, the bonus is a back patio that allows for evening sun as the sun travels west.

For those of you who like to live in a "resort" know that the development has a large lane swimming pool with sea views, a gym and spa with sauna, whirlpool, steam room, etc, and a large co-working space.

The community does not forbid short term rentals, and know that this is a modern property where you don't pay VAT but ITP, a reduction of 3% in buying costs.

Furniture is to be decided as to whether owners wish to keep and take to their new home.

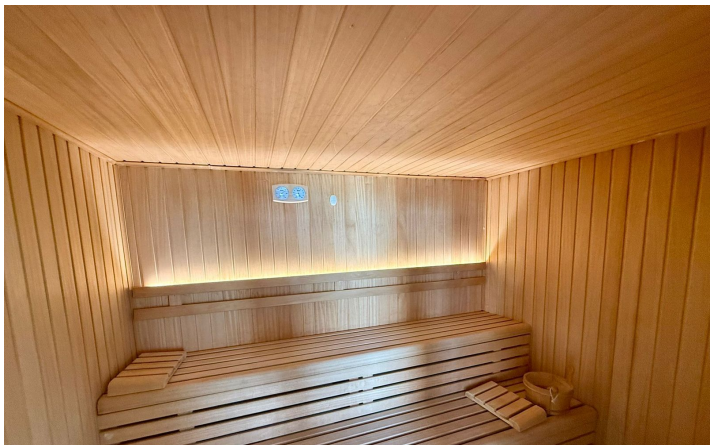
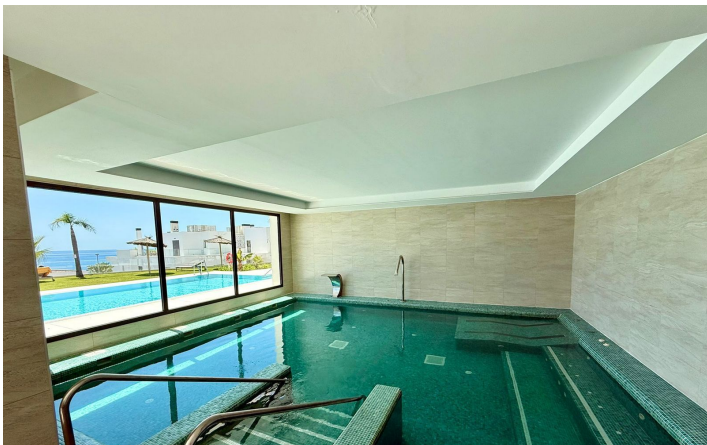
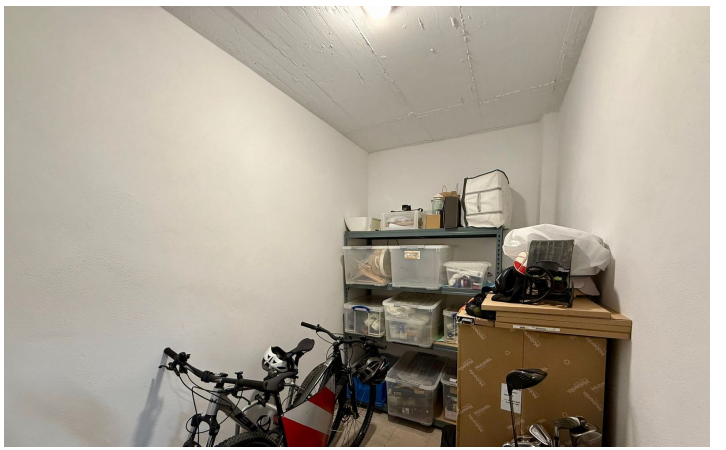
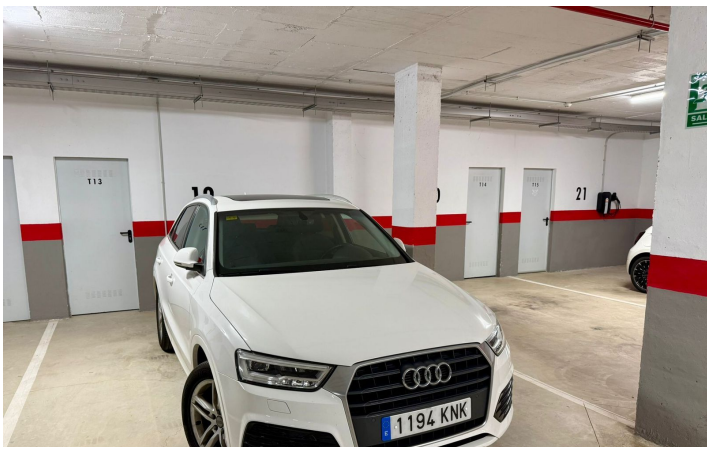
A large parking space and storage room complete with separate power supply (car charging) is included in the price.

Watch our video to know more!

[View Property Online](#)

# GALLERY







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