



## 3 bedroom Apartment in San Roque

Ref: N9045

576,000€



Bld. 4 Pta. 7 Planta 4ª Letra A  
3 Dormitorios

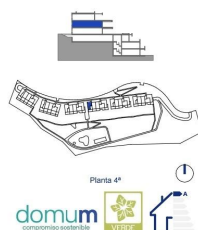
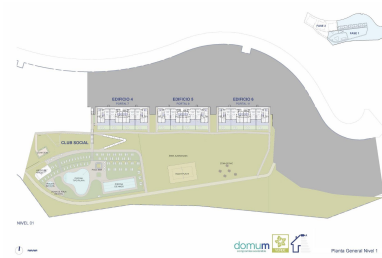
### CUADRO DE SUPERFICIES

S. Útil Interior Vivienda	95.9 m²
S. Com. Int. Vivienda + p.p. ZCC	132.1 m²
S. Útil Exterior Vivienda	37.4 m²
S. Com. Int. Vta. + p.p. ZCC + S. Útil Ext. Vta.	189.8 m²

### CUADRO DE SUPERFICIES

S. Útil Vivienda	105.3 m²
S. Com. Vivienda + p.p. ZCC	143.2 m²

Las superficies indicadas están calculadas conforme al Decreto 218/2005 de información al consumidor en la compra y arrendamiento de viviendas en Andalucía.



El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto del Edificio y, por tanto, Matorres se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas, por modificaciones administrativas o por exigencias técnicas. Se reservan todos los derechos de propiedad intelectual por Matorres. Los datos de nombre y la distribución de espacios interiores no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnica que se reflejarán en el desarrollo de la ejecución de las obras. Las superficies reales de terreno reflejadas en plano son reales, computadas en la superficie del terreno en el momento de la firma del presente plano. La distribución final de los datos de superficie se reflejará en el desarrollo del Proyecto de Ejecución.

**Property type :** Apartment

**Swimming pool :** Communal

**House area :** 143 m²

**Location :** San Roque

**Bedrooms :** 3

**Bathrooms :** 2

✓ Basement

✓ Gymnasium

✓ Lift

✓ Terrace

✓ Jacuzzi

✓ Airconditioning

Exclusive New Build Residential Development in La Alcaidesa with Sea and Golf Views Modern homes in a privileged location on the Costa del Sol Discover this new residential complex in La Alcaidesa, a quiet and picturesque enclave by the Mediterranean Sea. This exclusive development offers 144 new-build homes with 2 and 3 bedrooms, all with parking space and storage room included. Located on the front line of the prestigious Alcaidesa golf course and just 1.5 km from the beach, this residential complex combines nature, sea and contemporary lifestyle in a setting of total privacy. Elegant design, modern comfort and unobstructed views The homes have been designed to maximise comfort and energy efficiency, with a south-facing orientation that provides abundant natural light and spectacular open views of the sea from the upper floors. All properties include a fitted and equipped kitchen with appliances, a reinforced entrance door, ducted air conditioning and an AA energy rating that guarantees high energy savings and respect for the environment. Communal areas that enhance your lifestyle This complex has been designed to offer much more than just a home. Its extensive communal areas include: Communal swimming pool with salt chlorination system Gardens with native vegetation and nature trails Fully equipped gym and outdoor meditation area Spa, community lounge with co-working space Beach volleyball court and children's area for the whole family to enjoy Natural surroundings and access to key amenities Located in one of the most exclusive areas of the Costa del Sol, La Alcaidesa offers unrivalled natural surroundings and excellent connections: La Alcaidesa beach: 1.5 km Alcaidesa golf course: 1 km Gibraltar: 17 km Sotogrande: 10 km Gibraltar Airport: 22 km Malaga-Costa del Sol Airport: 115 km Sotogrande Marina: 12 km Shopping centre in La Línea de la Concepción: 15 km Make your dream home a reality in La Alcaidesa Live surrounded by nature, golf and the sea in a private community with all amenities. Contact us today for more information or to schedule a visit to this exceptional residential development in La Alcaidesa.