



# Middle Floor Apartment for sale in La Alcadesa, Sotogrande

**290,000 €**Reference: JNP4993816   Bedrooms: 3   Bathrooms: 2   Build Size: 102m<sup>2</sup>   Terrace: 20m<sup>2</sup>



## Costa de la Luz, La Alcadesa

Bright 3-bedroom apartment in an exclusive residential complex next to the golf course and the Guadalquitón Nature Reserve. We present this magnificent 3-bedroom apartment, located in a privileged area just steps from the golf club and surrounded by the tranquillity and natural environment of the Guadalquitón Reserve. The property stands out for its brightness and the quality of its finishes. The flooring has been renewed, and each of the three bedrooms features fitted wardrobes and double-glazed windows, ensuring acoustic and thermal comfort. The master bedroom also includes an en-suite bathroom, complementing the two bathrooms the property offers. The modern and functional kitchen is delivered fully furnished and equipped with appliances: ceramic hob, oven, combi refrigerator, dishwasher and extractor hood. Next to it, a spacious and cosy living-dining room opens onto a fantastic 20 m<sup>2</sup> terrace, ideal for enjoying the outdoors and the tranquillity offered by its natural surroundings. The apartment is equipped with hot/cold air conditioning via a heat pump and hot water provided by an electric water heater, ensuring comfort and efficiency throughout the year. The property also includes a large storage room and a parking space, adding convenience and extra storage capacity. Located in a private and very peaceful residential complex, the development offers three swimming pools, a modern padel court and landscaped garden areas, providing the perfect setting for both relaxation and leisure. A unique opportunity for those seeking quality of life, nature and all the comforts within reach. Offer subject to errors, price changes or any other modifications without prior notice. The price does not include taxes or transfer fees. Agency fees included.



## Features:

<b>Features</b>	<b>Climate Control</b>	<b>Views</b>
Private Terrace	Pre Installed A/C	Garden
Storage Room	Cold A/C	Pool
Ensuite Bathroom	Hot A/C	Urban
Fitted Wardrobes	Central Heating	
Tennis Court		
Paddle Tennis		
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Close To Golf	Good	Communal
Urbanisation	Recently Renovated	Children`s Pool
Close To Sea		
Close To Forest		
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Not Furnished	Fully Fitted	Communal
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Gated Complex	Underground	Electricity
Entry Phone	Garage	Drinkable Water
	Private	
	Communal	
<b>Category</b>	<b>CO2 Emission Rating</b>	<b>Energy Rating</b>
Golf	F	F