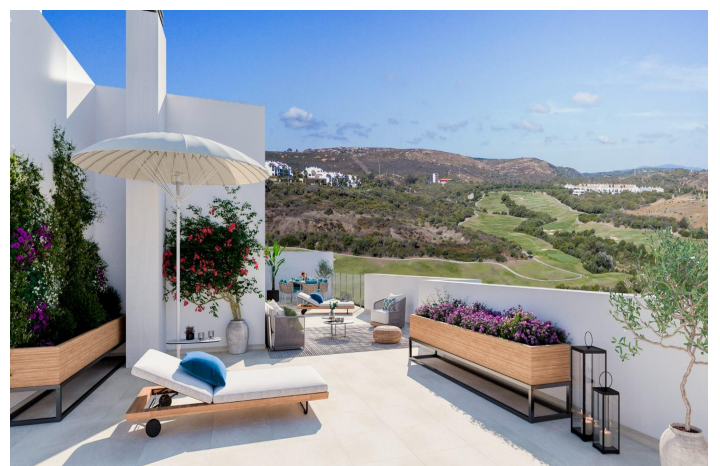
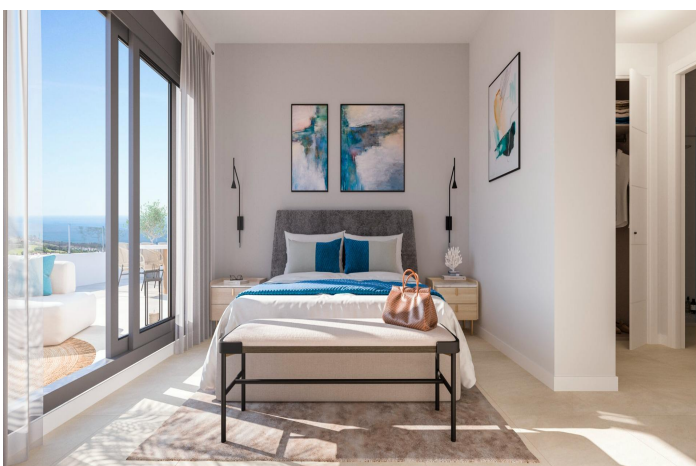


## Apartment for sale in San Roque, San Roque

274,000 €

Reference: SP0527 Bedrooms: 2 Bathrooms: 2 Plot Size: 35m<sup>2</sup> Build Size: 104m<sup>2</sup> Terrace: 21m<sup>2</sup>



## Costa de la Luz, San Roque

### NEW BUILD RESIDENTIAL COMPLEX IN LA ALCAIDESA, SAN ROQUE

New Build residential development in La Alcaidesa, the province of Cadiz, distributed in 55 multi-family homes, with options of 2 and 3 bedrooms with large terraces that allow you to enjoy panoramic views of the golf course of La Alcaidesa and make the most of the natural environment.

In addition, all homes have garage and storage room in the basement.

The residential complex offers very complete common areas, composed of landscaped spaces, swimming pool with sun loungers, gastroteca and a parking for buggies so that the owners can enjoy their free time to the maximum without having to leave their homes. In addition, the residential complex is fully enclosed and fenced for the safety of the residents.

The development is located in La Alcaidesa, between several urban centers of the Campo de Gibraltar, where there is a wide variety of services (clinics, schools, banks, pharmacies, buses) and a numerous leisure/cultural offer (golf club, gym, restaurants, shopping centres, etc).

At 15 km from the International Airport of Gibraltar and 28 km from the Port of Algeciras, easy access to the A-7/N-340 and link to the AP-7 freeway.

San Roque is a municipality of Spain belonging to the province of Cádiz, which in turn is part of the autonomous community of Andalusia. It is also part of the comarca of Campo de Gibraltar.

San Roque has splendid beaches with cliffs overlooking Africa and the Strait of Gibraltar, ideal for both water sports and bird watching. These include El Cabrero or Cala Taraje on the outskirts of Torreguadiaro, Sotogrande and Torre carbonera.

## Features:

### Features

Double Bedrooms: 2

Gated

Communal Pool

Useable Build Space: 71 Msq.

Terrace: 21 Msq.

Location: Coastal, Urbanisation

Near Commercial Center

Elevator/Lift

Air Conditioning: Yes

Number of Parking Spaces: 1

Near Golf / Golf Resort Property

Garden

Beach: 1600 Meters

Near Schools

### Energy Rating

B

### CO2 Emission Rating

B