

Ground Floor Apartment in La Alcaidesa

€725,000

La Alcaidesa, Cádiz

Bedrooms: 2 | Bathrooms: 2 | Built: 168 m² | Terrace: 22 m²



Overview

Sea Views, Golf Views, Modern, Tourist License, 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.

This property has held the tourist licence since 2004 (VFT/CA/19801)

Watch our video to know more!

Amenities

Setting: Frontline Golf, Beachside, Close To Golf, Close To Sea, Front Line Beach Complex

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

Furniture: Optional

Kitchen: Fully Fitted, Kitchen-Lounge

Garden: Easy Maintenance

Security: Gated Complex, Electric Blinds, Entry Phone, Alarm System

Parking: Underground

Utilities: Electricity, Drinkable Water

Category: Beachfront, Luxury, Resale

Taxes & Fees

IBI: €920 per year

Contact

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