

LA ALCAIDESA

725,000 €

REFERENCE R5388850

Experience Unrivalled Coastal Luxury: A Masterpiece in La Alcaidesa's Links II

2	2	168 m²	22 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Nestled in the prestigious enclave of La Alcaidesa, Southern Spain, a region renowned for its exquisite landscapes and vibrant coastal living, lies an extraordinary opportunity within The Links II. This coveted development, a consistent top-performer for Luxury Realty, offers more than just a home; it presents a lifestyle defined by unparalleled sophistication. Here, the triumvirate of modern architectural brilliance, direct frontline golf access, and the serene proximity of the Mediterranean beaches converge, creating an idyllic setting for discerning individuals seeking both tranquility and exhilaration. La Alcaidesa itself is celebrated for its stunning natural beauty, championship golf courses, and an exclusive, tranquil ambiance, making it one of the most sought-after addresses on the Costa del Sol.

Step into this meticulously crafted elevated ground floor residence, where every detail has been thoughtfully curated to blend luxurious comfort with contemporary design. Boasting two spacious bedrooms and two elegantly appointed bathrooms, the property unfolds into a magnificent open-plan living area. This expansive layout is designed for seamless indoor-outdoor living, with natural light flooding the interiors and leading effortlessly to a grand, covered terrace. The current owners' impeccable standards are evident throughout, reflecting a home that is not just well-maintained, but cherished. State-of-the-art climate control, featuring a highly efficient aerothermic boiler system for reduced running costs alongside fully centralised hot and cold air conditioning, ensures year-round comfort in an environmentally conscious manner, providing an oasis of calm regardless of the season.

From your expansive covered terrace, an amphitheater of breathtaking vistas awaits. Gaze upon the shimmering expanse of the Mediterranean Sea, the historic charm of the nearby lighthouse, the majestic Rock of Gibraltar, and the meticulously manicured greens of the golf course stretching into the horizon. This panoramic backdrop transforms every moment into a picturesque memory, whether savoring your morning coffee or hosting an evening soiree. The covered nature of the terrace allows for enjoyment in all weather conditions, offering a comfortable outdoor living space that extends the property's footprint significantly. But the outdoor appeal doesn't end there; an exclusive rear patio provides a secluded sanctuary, perfectly positioned to capture the golden hues of the setting sun as it journeys westward, offering an alternative haven for relaxation and evening entertainment away from the main terrace, ensuring privacy and diverse outdoor options.

Embrace the epitome of resort-style living within The Links II, where an array of world-class amenities cater to your every desire. Indulge in invigorating swims in the spectacular lane swimming pool, which boasts its own mesmerizing sea views, creating an unparalleled backdrop for your daily fitness routine or leisurely dips. Rejuvenate your mind and body at the sophisticated gym and spa facility, complete with a serene sauna, invigorating whirlpool, and soothing steam room, providing a private oasis for wellness and relaxation just steps from your door. For those who seek to balance work and leisure, a spacious and elegantly designed co-working space offers a professional environment within the comfort of your community, perfect for remote working or collaborative projects. This secure and exclusive development fosters a vibrant atmosphere, providing a truly holistic living experience that combines convenience with absolute luxury.

Beyond its inherent luxury, this property also represents a shrewd investment opportunity. The community's forward-thinking approach permits short-term rentals, unlocking significant income potential for owners seeking to capitalize on La Alcaidesa's burgeoning popularity as a premier holiday destination. This flexibility allows for an attractive return on investment, making it an ideal choice for those looking for a holiday home that can also generate revenue. Furthermore, a substantial financial advantage awaits: this modern property falls under the Impuesto de Transmisiones Patrimoniales (ITP) regime, rather than VAT, resulting in a noteworthy 3% reduction in overall buying costs – a considerable saving for the astute investor. This blend of lifestyle, fiscal benefit, and potential for passive income positions the residence as an exceptionally attractive proposition in the luxury real estate market of Southern Spain.

Thoughtful considerations extend to every practical aspect of ownership. While the exquisitely curated furniture is currently under review, offering flexibility for the new owners should they prefer to furnish to their own taste, the essence of luxury living is already firmly in place. This allows for personalization, transforming the space into a true reflection of your individual style. Completing this exceptional offering is a generously sized private parking space, ensuring convenience and security for your

vehicle within the development's private facilities. Adjacent to this, a dedicated storage room provides ample space for personal belongings, and notably, features its own separate power supply – a modern amenity perfectly suited for electric vehicle charging, underscoring the development's commitment to contemporary living standards and environmental responsibility. These invaluable inclusions solidify the property's status as a comprehensive and desirable acquisition, offering unparalleled comfort and convenience.

We invite you to delve deeper into the allure of this magnificent residence. Watch our comprehensive video tour to fully appreciate its splendor and vision, then contact Luxury Realty today to arrange a private viewing. Discover your dream home, where luxury meets lifestyle in the heart of Southern Spain.

Details

Reference	R5388850	Property Type	Apartment
Status	Sale	Price	725,000 €
Bedrooms	2	Bathrooms	2
Build size	168 m²	Plot Size	–
Terrace	22 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Lift, Private garden, Alarm system, Parking, Beachfront, Resale