

Reference: **R5431072**



# Duplex

## La Alcaidesa

Price € 690,000

|                |                    |
|----------------|--------------------|
| Beds           | 3                  |
| Baths          | 3                  |
| Build Size     | 210 m <sup>2</sup> |
| Terrace        | 54 m <sup>2</sup>  |
| Garden/Plot    | 25 m <sup>2</sup>  |
| IBI Fees       | Unknown            |
| Community Fees | € 0                |
| Garbage Tax    |                    |

### SETTING

- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Close To Forest

### ORIENTATION

- ✓ South

### POOL

- ✓ Communal
- ✓ Heated

### PARKING

- ✓ Underground
- ✓ Private
- ✓ Garage
- ✓ Covered

### FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Lift
- ✓ Private Terrace
- ✓ Fitted Wardrobes
- ✓ Solarium

.Exclusive Duplex at Infinity Sea View Homes, Alcaidesa – A Unique Home with Panoramic Views of the Mediterranean, Africa & Gibraltar

## ASSIGNMENT OF CONTRACT BEFORE TITLE DEED COMPLETION

An exceptional opportunity to acquire a spectacular duplex at Infinity Sea View Homes, Alcaidesa, one of the most exclusive and highly anticipated residential developments on the Costa del Sol. Offered at a highly competitive price, this is a unique chance to secure a premium property before completion through an assignment of contract.

Located in Phase 2 of Infinity Sea View Homes, with handover scheduled soon, this elegant duplex stands out for its contemporary architecture, light-filled interiors, and thoughtfully designed layout that embraces the Mediterranean lifestyle.

The property offers 3 bedrooms, 2 full bathrooms, and a guest toilet, distributed over two levels to provide comfort, privacy, and a seamless connection between indoor and outdoor living. Large floor-to-ceiling windows flood the home with natural light, while the high-quality finishes and modern design create an atmosphere of sophistication and spaciousness.

The upper level features an impressive open-plan living area where the fully fitted kitchen blends effortlessly with the spacious lounge, creating a stylish and functional social space. Expansive sliding doors open onto a magnificent 54 m<sup>2</sup> terrace, offering breathtaking sea views and direct access via an exterior staircase to the private garden below. This innovative architectural design maximises the property's spectacular views while enhancing the connection between both outdoor areas.

One of the home's most striking architectural features is its elegant glass staircase, a contemporary design element that adds light, sophistication, and visual impact while seamlessly connecting both floors.

The upper floor is dedicated to the main living space. Upon entering, you are immediately welcomed by panoramic views of the Mediterranean Sea from the expansive terrace. The spacious open-plan living room and designer kitchen have been carefully positioned to maximise natural light and sea views, creating a bright and inviting atmosphere. A full bathroom is also located on this level.

The three bedrooms are uniquely situated on the lower floor, accessible either via the elegant glass staircase or externally from the upper terrace and garden. The spacious master suite benefits from an en-suite bathroom and direct access to the beautiful private garden, creating a peaceful and private retreat.

### Exclusive Communal Facilities

Residents of Infinity Sea View Homes enjoy access to an exceptional range of resort-style amenities, including:

- Spectacular beach-style swimming pool surrounded by landscaped gardens
- Outdoor swimming pools and relaxation areas
- Fully equipped indoor gym and outdoor fitness spaces
- Yoga, wellness, and meditation areas
- Tennis, padel, badminton, and pickleball courts
- Social club with meeting areas and a golf simulator
- Semi-Olympic swimming pool
- Children's play areas, picnic spaces, and extensive landscaped gardens

The development enjoys an outstanding location alongside the prestigious Alcaidesa Links Golf Course, surrounded by protected natural landscapes that provide privacy, tranquillity, and breathtaking scenery. It is also within walking distance of unspoilt beaches with crystal-clear waters and only a short drive from Sotogrande, Gibraltar, and Marbella, making it one of the

most desirable addresses on the Costa del Sol.

Please note: The sale price does not include applicable taxes related to new-build purchases or the assignment of contractual rights. Agency fees are included in the advertised price.

