

SPAIN

come live in  
**ALCAIDESA**

GOLF / BEACH / NATURE / COMMUNITY / MARINA / SUN / PEACE





TERRAZAS DE ALCAIDESA

ALCAIDESA BIRDIE CLUB

BEACH & GOLF

ALCAIDESA GOLF & BEACH

NUEVA ALCAIDESA

MARINA DE LA ALCAIDESA

BEACH & GOLF





## *a unique and exclusive place on the Costa del Sol (Spain)*

Close to the beach, with magnificent views of the Mediterranean and Gibraltar and a unique natural setting, alongside the Guadalquivir Nature Reserve. These features define one of the residential zones that is acquiring most value in the andalousian coast: **Alcaidesa**.

Located between San Roque and La Línea de la Concepcion and just minutes away from Sotogrande, **Alcaidesa** is home to several residential developments with a special Andalusian touch and high-quality homes: luxury houses and apartments in a location close to everything you may need in your everyday life. With its two golf courses, **Alcaidesa** is a perfect choice for lovers of this sport, with its delightful Club House, fully equipped for holding all kinds of events.

Its well-kept beaches, its gastronomic offering and the security of a private complex make **Alcaidesa a unique and exclusive place on the Costa del Sol (Spain)**





# ALCAIDESA



The Campo de Gibraltar is a district of singular beauty and wealth of landscapes. Situated in the south of Spain, in the province of Cadiz, its geographical location and extraordinary environmental conditions make it possible to enjoy, on one hand, **excellent beaches**, and on the other hand **natural areas** as spectacular as the Alcornocales Nature Park or the Guadalquiron Nature Reserve, very close to the residential developments of **La Alcaidesa**.

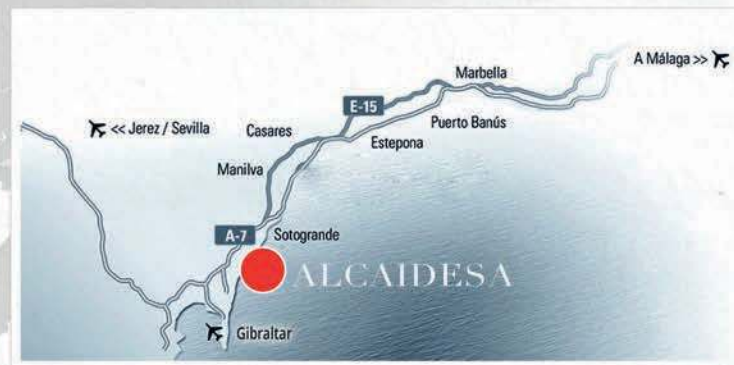
**Alcaidesa**, also has a shopping area, restaurants, hotel, playground and sport facilities, all in an environment where security and privacy are part of the lifestyle of this exclusive residential development.





# SPAIN

## LOCATION



The municipalities of the region – San Roque and Sotogrande, La Línea – offer all kinds of services and facilities for everyday requirements and enjoyment: sports amenities, social and healthcare centres, prestigious educational establishments, shops, bars and restaurants, and leisure and cultural attractions.



It is also very well connected by land, thanks to a trunk road and a motorway, and is only a few minutes from the international airport of **Gibraltar**. And in around an hour you can reach the airports of **Jerez** and **Malaga**, making this zone exceptionally well connected by land, sea (the ports of Algeciras and Tarifa) and air.



Two golf courses | Alcaidesa Heathland and Alcaidesa Links | 36 holes | Club House



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**ALCAIDESA**



Alcaidesa has two magnificent golf courses: **Alcaidesa Links** and **Alcaidesa Heathland**, a total of 36 professional-level holes with spectacular views of the sea, Gibraltar and Africa. Alcaidesa Links, the only links course in the south of Europe, which is considered one of the **best in Europe** in this category and has hosted important tournaments like the PGA of Andalusia and Spain and the Ryder Cup Junior Match. And if you're looking others golf courses, you only have to take a short trip to Sotogrande, the home of the world-renowned Valderrama course, Almenara or the San Roque Club.







Endless beaches in a place for you, your family and your friends





# BEACHES

*beaches you can enjoy  
all year round*

The **Alcaidesa** area extends to the shores of the Mediterranean and includes magnificent beaches, some of them in coves protected by vegetation and wooded zones where you can enjoy a peaceful day beside the sea.

You can visit the beaches of Guadalquiron, five kilometres long, between Sotogrande and **Alcaidesa**; Sotogrande itself, right in front of the resort, two kilometres long and located on the estuary of the River Guadiaro; Torreguadiaro, a semi-urban beach that extends between this town and the harbour of Sotogrande; and Small Cove, the most secluded, which is invisible from the road, lying at the foot of the Hotel Milla de Plata, and is quiet even in summer.











# MARINA

*if you like all water sports, come to Alcaidesa*

Living by the sea has many advantages, including being able to enjoy water sports like sailing, surfing, kitesurfing, diving or swimming. The **Alcaidesa** area has its own marina in a privileged location in the Strait of Gibraltar, where the Mediterranean Sea gives sailors a hearty welcome. Gateway to the Mediterranean.

Its location in a unique natural setting in the Bay of Algeciras makes it ideal as a base port or as a stopover during your voyage.

And it is just a few minutes away from the harbour of Sotogrande and 30 minutes from others such as Puerto Banús, Cabopino or the Marbella Marina.







# MARINA DE LA ALCAIDESA

## BEACH & GOLF

Marina de La Alcaidesa is a closed residential area with access control and 24-hour security personnel. Fabulous homes with four large swimming pools and loungers in the solarium. Set amidst exquisite greenery with pergolas. Here you can enjoy the privilege of being close to both the sea and excellent golf courses.







## 2&3 bedroom apartments and semi-detached houses

with broad terraces, fully-equipped kitchens, dining room and home automation. The development has four swimming pools

- general flooring in cream marble
- furnished and semi-equipped kitchens (in houses)
- HVAC
- video intercom
- pre-installation of home automation (townhouses)
- home automation (apartments)
- hydromassage bath in the main bathroom
- jacuzzi in solarium (in houses)
- wood security door



- |                      |                                       |           |                 |          |
|----------------------|---------------------------------------|-----------|-----------------|----------|
| Next to golf courses | 4 outdoor swimming pools              | Gardens   | Next to the sea | Car park |
| Next to nature park  | Jacuzzi in solarium (terraced houses) | Custodian | Views           | Beach    |

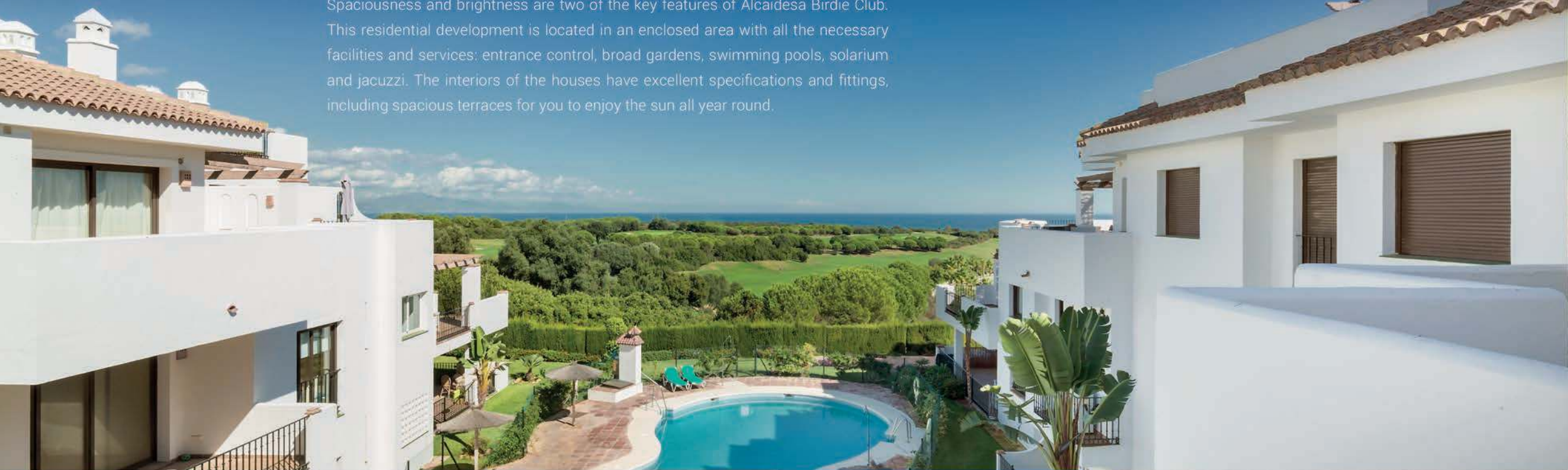




# ALCAIDESA BIRDIE CLUB

## BEACH & GOLF

Spaciousness and brightness are two of the key features of Alcaidesa Birdie Club. This residential development is located in an enclosed area with all the necessary facilities and services: entrance control, broad gardens, swimming pools, solarium and jacuzzi. The interiors of the houses have excellent specifications and fittings, including spacious terraces for you to enjoy the sun all year round.





## 2&3 bedroom apartments and semi-detached houses

with spacious terraces, fully-equipped kitchens, dining room and home automation. The development has two swimming pools.

- general flooring in cream marble
- fully equipped kitchens
- HVAC
- video intercom
- installation of home automation
- alarm installed
- jacuzzi in solarium (in houses)
- hydromassage bath in main bathroom and hydromassage shower in second bathroom
- double glazing with internal air chamber
- possibility of acquiring the home fully decorated



Next to  
golf courses



2 outdoor  
swimming pools



Gardens



Alarm installed



Car park



Next to  
nature park



Views



Security



Jacuzzi in solarium  
(terraced houses)



Beach



# ALCAIDESA GOLF & BEACH

Golf lovers will find in Golf & Beach Resort what they are looking for: a very special development right next to the local golf courses. Wonderful finishes throughout the entire building, both inside and in the shared areas, with gardens and outdoor swimming pools and just minutes from the beach.

This is a closed development in a very quiet location, just 15 minutes from Gibraltar, with wonderful views of the area from the terraces.







## 2 & 3 top-floor and ground-floor apartments

with terraces and fully-equipped kitchens, dining room and two bathrooms. The complex has two swimming pools. Spectacular views of the whole area.

- marble flooring
- security door
- HVAC installed
- fully-finished fitted wardrobes
- furnished kitchens equipped with electrical appliances
- marble-tiled bathrooms, bathtub in the main bathroom and shower with screen in the second bathroom
- the first-floor apartments have a terrace and a spacious solarium
- the ground floor apartments have a terrace and a spacious garden
- possibility of acquiring the home fully decorated



- |                      |                          |          |          |
|----------------------|--------------------------|----------|----------|
| Next to golf courses | 2 outdoor swimming pools | Gardens  | Car park |
| Next to nature park  | Views                    | Security | Beach    |





# NUEVA ALCAIDESA

A development that offers spacious homes and wonderful views: at its feet lies the Mediterranean, and opposite the African coast. And nearby, the Guadalquivir Nature Reserve. Wonderful value for money! Nueva Alcaidesa is attractively designed to lend it a Mediterranean touch, with its gardens, a swimming pool, changing rooms and large terraces. The style of the development is appreciated in both the exteriors and the interiors, with the finest-quality finishes.



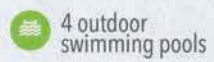




## 2&3 bedroom ground floor, first floor and top floor apartments

with terraces and fully-equipped kitchen, dining room and two bathrooms. The development has 4 swimming pools, paddle court and beautiful garden areas, with spectacular views of the Nature Reserve, the golf course and the sea.

- armoured entrance door
- marble flooring
- double glazing in windows
- stylishly lacquered white internal doors
- fully-finished fitted wardrobes
- main bathroom with ceramic finish and hydromassage bath
- semi-equipped furnished kitchens with marble countertops
- possibility of acquiring the home fully decorated



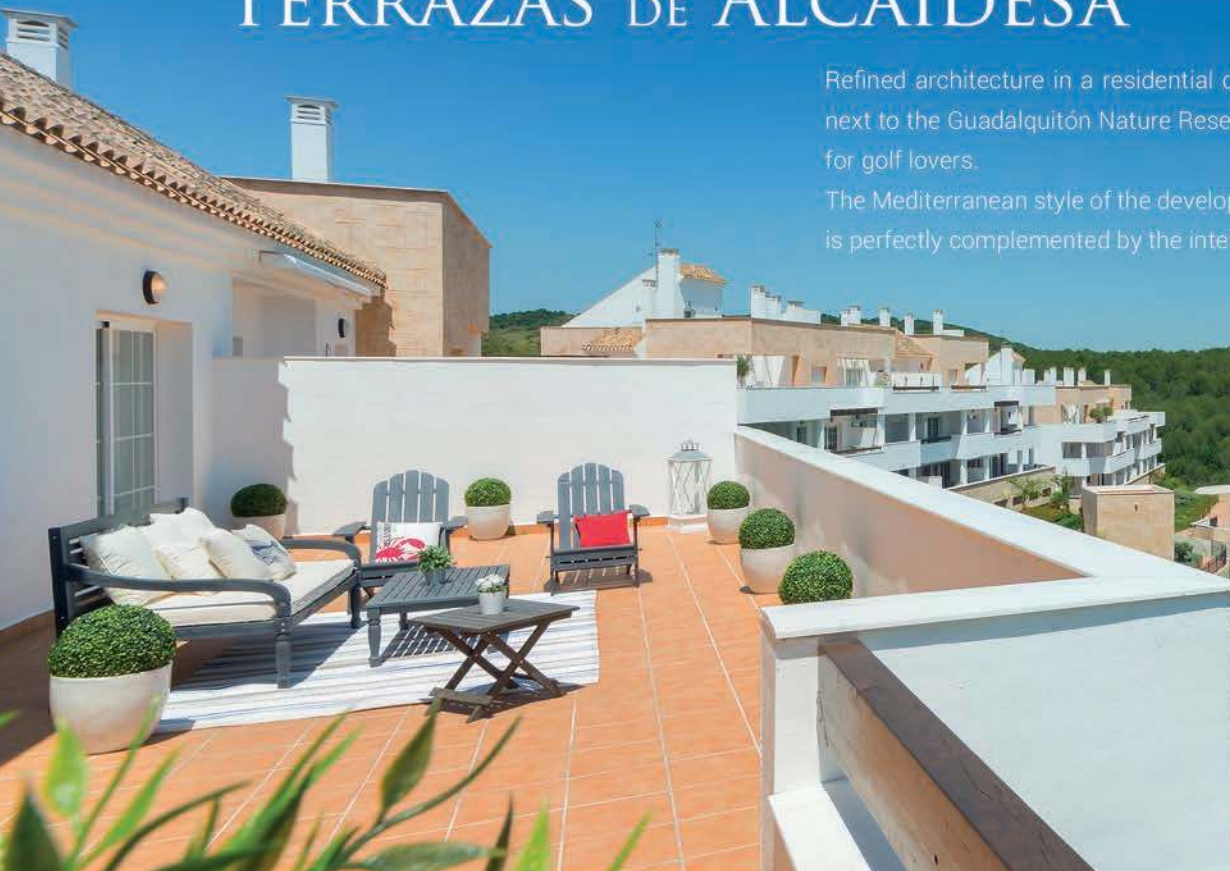




# TERRAZAS DE ALCAIDESA

Refined architecture in a residential development with exclusive characteristics and a privileged location, next to the Guadalquivir Nature Reserve and just a few minutes from the Alcaidesa Golf Club House, ideal for golf lovers.

The Mediterranean style of the development, with its brilliant white buildings and spacious outdoor terraces, is perfectly complemented by the interiors of the homes. Superb qualities in each and every room.







## 2&3 bedroom ground floor, first floor and top floor apartments

with terraces, fitted and semi-equipped kitchens, dining room, two bathrooms and HVAC installed. The estate has 3 big swimming pools and a children's pool, as well as fabulous green areas. It has a private access under surveillance 24 hours a day.

- armored entrance door
- ceramic tiled floors
- double-glazed windows
- stylishly lacquered white internal doors
- semi-equipped furnished kitchens
- marble-tiled bathrooms with hydromassage bath
- large, fully-finished fitted wardrobes
- main bathroom with ceramic finish
- marble countertop
- possibility of acquiring the home fully decorated



Next to  
golf courses



3 outdoor  
swimming pools



Gardens



Beach



Next to  
nature park



Security



Car park



Views

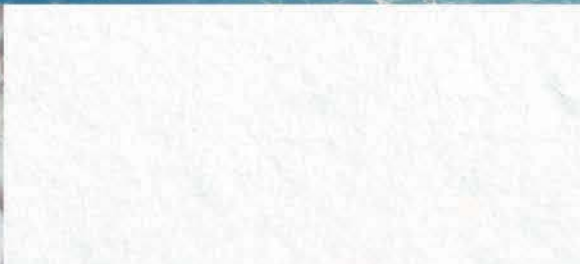


Paddle Court





*your lifestyle*







## *more than houses*

The wonderful climate, gastronomy, culture, leisure, sport and relaxation will surround your new setting, and inside, the light, the quality of the materials, design and comfort will be, along with you, the true protagonists.





