



## Rekkehus til salgs i San Pedro de Alcántara, Marbella

1 100 000 €

Referanse: R5332729 Soverom: 5 Bad: 5 Bebygget areal: 267m<sup>2</sup> Terrasse: 94m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Welcome to Urbanisation Las Arenas, one of San Pedro's most sought-after beachside communities.

Located just 100m from San Pedro Beach, opposite the IO/NAC and within a short walk of the main town centre, this property offers an exceptional location for both full-time living and holidays. Being only a two-minute walk from a local international school, it is perfectly suited for families as well.

With over 361m<sup>2</sup> of built space and terraces, this impressive four-floor townhouse offers generous living areas rarely found this close to the beach.

The gated community benefits from beautifully maintained communal gardens, two swimming pools and an underground car park with direct access to the private garage and a large open space, ideal for a games room, gym or additional living area. On this lower level the property currently features open garage space, one bedroom and an en-suite bathroom.

Moving up to the main entrance ground floor level, you are welcomed by a guest bathroom and a spacious kitchen with a separate utility room, while the large lounge and dining area opens directly onto a private west-facing garden terrace. This excellent outdoor space, perfect for entertaining, leads straight onto the communal gardens and one of the two swimming pools.

The first floor comprises three well-proportioned bedrooms and two bathrooms, all of good size, with one bedroom benefiting from its own private terrace.

This property presents an excellent opportunity for renovation or updating, whether for an end user or investor looking to add value. Similar townhouses in the same urbanisation have sold fully renovated for €1.4m over 18 months ago, with two currently on the market at €1.6m and €1.8m. It is rare to find a property with this level of potential and build size so close to the beach at around the €1m mark.

On the top floor, stairs lead to a very spacious master bedroom with en-suite bathroom and a third private terrace. The urbanisation does not permit short-term rentals, ensuring a quieter environment throughout the year without the seasonal overcrowding common in many beachside communities.

A fantastic opportunity for a luxury reform.



## Egenskaper:

### Funksjoner

Privat terrasse

Lagerrom

Ensuite bad

Marmorgulv

Dobbeltvindu

Monterte garderober

Verktøyrom

### Utsikt

Sjø

Fjell

Hage

Basseng

Strand

### Møbler

Fullt møblert

### Sikkerhet

Inngjerdet kompleks

Elektriske persienner

### Orientering

Vest

### Innstilling

Stranden

Urbanisering

Nær sjøen

I nærheten av butikker

Nær byen

### Kjøkken

Fullt montert

### Parkering

Underjordisk

Garasje

Privat

### Klimakontroll

Klimaanlegg

Pre -installert a/c

Kald a/c

Varm a/c

### Basseng

Kommunal

### Hage

Kommunal

Privat

### Verktøy

Elektrisitet

Drikkbart vann