



## Grov etasje leilighet til salgs i San Pedro de Alcántara, Marbella

1 300 000 €

Referanse: R4933408 Soverom: 3 Bad: 2 Bebygget areal: 160m<sup>2</sup> Terrasse: 25m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

This magnificent frontline beach ground floor apartment is part of an exclusive gated community of only 80 homes. Surrounded by lush mature tropical gardens, it offers a tranquil and sophisticated ambience. The property includes a private underground parking space and a practical storage room.

With 3 bedrooms and 2 bathrooms, the flat stands out for its impeccable design and brightness. Its spacious private terrace is perfect for al fresco dining all year round, as well as providing direct access to the swimming pool from the comfort of your home. The kitchen is fully equipped with modern appliances, while the bathrooms have the added convenience of underfloor heating.

### Unbeatable location

The 1 kilometre long promenade is just across the road, ideal for relaxing strolls or outdoor activities. In the surrounding area you will find a wide range of dining and leisure facilities, with popular restaurants and beach bars such as La Pesquera, Marabierta, Reino Nuevo and Kala Kalua.

The centre of San Pedro is just a 5-10 minute walk away, offering a variety of services and shops. In addition, the area boasts a number of outstanding facilities such as the Nueva Alcántara Club, which has paddle tennis courts, dining room and gymnasium, as well as the international bilingual Laude International School, renowned for its education from kindergarten to A Levels. Puerto Banús is just a 5 minute drive or a short walk along the beach.

### A perfect investment

This property is ideal as a permanent residence as well as a holiday home. Furthermore, thanks to its privileged location and the high occupancy rates in the area, it represents an excellent investment opportunity with good rental yields.

Don't miss this opportunity to live in a luxury beachfront environment!

**Egenskaper:****Funksjoner**

Dekket terrasse  
Løfte  
Nær transport  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Verktøyrom

**Utsikt**

Hage  
Basseng

**Basseng**

Kommunal

**Sikkerhet**

Inngjerdet kompleks  
24 timers sikkerhet

**Orientering**

Sørvest

**Innstilling**

Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Strandfront

**Kjøkken**

Fullt montert

**Parkering**

Garasje  
Privat

**Klimakontroll**

Klimaanlegg  
Kald a/c  
Varm a/c

**Betingelse**

Glimrende

**Hage**

Kommunal

**Kategori**

Feriehus  
Videresalg