



## Ground Floor Apartment for sale in San Pedro de Alcántara, Marbella

1.300.000 €

Reference: R4933408 Bedrooms: 3 Bathrooms: 2 Build Size: 160m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## 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!





## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
TV satellitare  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Ripostiglio

### Viste

Giardino  
Piscina

### Piscina

Condominiale

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore

### Orientamento

Sud -ovest

### Collocamento

Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Sulla spiaggia

### Cucina

Completamente arredata

### Parcheggio

Garage  
Privato

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Giardino

Condominiale

### Categoria

Case di vacanza  
Rivendita