



## Duplex for sale in San Pedro de Alcántara, Marbella

555.000 €

Reference: R5186359 Bedrooms: 3 Bathrooms: 2 Build Size: 139m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Spacious Modern Duplex in Exclusive Urbanización El Gamonal, Las Petunias, San Pedro de Alcántara – Panoramic La Concha Views, Pool, and Golf Proximity! Discover this magnificent, contemporary duplex in the sought-after Urbanización El Gamonal, nestled in the prestigious Las Petunias neighbourhood of San Pedro de Alcántara – a serene residential enclave on Marbella's Costa del Sol. Spanning 139 m<sup>2</sup> built, this luminous property is in excellent condition and ready to move in, offering a perfect blend of style, comfort, and convenience. Fully furnished with high-quality finishes, it's ideal as a year-round home or holiday retreat, with easy access to the vibrant Boulevard San Pedro for family outings and just a 10-minute stroll to pristine beaches. Key Features: Elegant Layout: A grand entrance hall with built-in storage leads to a spacious living-dining room, flowing seamlessly to a large terrace with stunning views of La Concha mountain – perfect for al fresco entertaining. Modern Kitchen: Fully equipped kitchen with premium appliances from top brands, plus a generous laundry room for everyday practicality. Comfortable Bedrooms: Three double bedrooms on the upper floor, each with ample built-in wardrobes and drawers; the master boasts a private en-suite bathroom, while a full family bathroom serves the others. Outdoor Bliss: Two expansive terraces and balconies offering south-west orientation for abundant natural light and breathtaking mountain vistas. Essential Amenities: Included private garage and storage room; community swimming pool for refreshing dips; full air conditioning throughout. Exclusive Community: A gated development with only 24 homes, ensuring privacy and tranquillity, with well-maintained gardens and 24-hour security typical of the area. Prime Location: Minutes from renowned golf courses like La Quinta, with quick A7 motorway access – 10 minutes to glamorous Puerto Banús, 15 minutes to Marbella's centre and less than 10 minutes walk to beaches. Surrounded by top amenities including Mercadona and Lidl supermarkets, schools, health centres, pharmacies, banks, and a variety of restaurants and cafes. Enjoy the Costa del Sol's mild climate with over 320 sunny days a year, plus proximity to hiking trails and family-friendly parks. This duplex represents exceptional value in one of San Pedro's most desirable spots – contact us today to arrange a viewing and make it yours!



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Ripostiglio  
Ristorante in loco  
Vicino alla chiesa  
Fibra ottica

### Viste

Montagna  
Giardino  
Giardino

### Piscina

Condominiale

### Giardino

Condominiale

### Orientamento

Sud  
Ovest

### Collocamento

Area commerciale  
Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Città

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage  
Privato  
Coperto