



## 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>





## 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:

Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

Views

Garden  
Pool

Pool

Communal

Security

Gated Complex  
24 Hour Security

Orientation

South West

Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront

Kitchen

Fully Fitted

Parking

Garage  
Private

Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

Condition

Excellent

Garden

Communal

Category

Holiday Homes  
Resale