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Penthouse for sale in San Pedro de Alcántara, Marbella

498,500 €

Reference: R5032216 **Bedrooms:** 6 **Bathrooms:** 2 **Build Size:** 260m^2 **Terrace:** 137m^2











Costa del Sol, San Pedro de Alcántara

EXCLUSIVE PENTHOUSE WITH A 137 M² PRIVATE TERRACE IN SAN PEDRO DE ALCÁNTARA, MARBELLA

A RARE PROPERTY IN THE HEART OF TOWN | 6 BEDROOMS | TOURIST RENTAL LICENCE | PROVEN HIGH RENTAL RETURNS

Magnificent and bright penthouse with 123 m² of built area, featuring 6 bedrooms, 2 full bathrooms and a spectacular 137 m² private terrace. An exceptional combination rarely found in the heart of San Pedro de Alcántara.

Ideal for both investors seeking a property with proven rental returns and families looking for spacious accommodation, comfort and an extraordinary outdoor area.

TOURIST RENTAL INVESTMENT WITH PROVEN RETURNS

The property is currently operating as tourist accommodation, with rooms rented individually through Airbnb and Booking.

It benefits from a VALID TOURIST RENTAL LICENCE, an occupancy rate exceeding 90% according to its rental history, and excellent, verifiable annual rental returns.

An opportunity to acquire a property with an established tourist rental business and a proven income history.

SPECTACULAR 137 M² PRIVATE TERRACE

The main highlight of this property is its extraordinary 137 m² private terrace, a true luxury that is difficult to find in the centre of San Pedro de Alcántara.

An ideal space to enjoy the Costa del Sol climate, create relaxation areas, an outdoor dining space or a sunbathing area, adding significant value for both residential and tourist rental use.

PRIME LOCATION

Located on Calle Córdoba, in the heart of San Pedro de Alcántara, surrounded by supermarkets, restaurants, shops, schools and all essential amenities.

Excellent location with convenient connections to Puerto Banús, Marbella and the rest of the Costa del Sol.

APPROVED LIFT INSTALLATION PROJECT

The property is situated on the fourth floor, currently without a lift.

The owners' community has approved the lift installation project, with an estimated completion timeframe of one to two years, offering interesting potential for future capital appreciation.

KEY FEATURES

- 6 bedrooms and 2 full bathrooms.
- 123 m² built area.
- 137 m² private terrace.
- Valid tourist rental licence.
- Established tourist rental business currently operating.
- Occupancy rate exceeding 90%.
- Proven rental returns.
- Excellent natural light and ventilation.
- Fourth floor without a lift.
- Lift installation project approved by the owners' community.

A UNIQUE OPPORTUNITY IN SAN PEDRO DE ALCÁNTARA

It is rare to find a penthouse in the heart of town combining six bedrooms, a private terrace of this size and a valid tourist rental licence.

A distinctive property offering an exceptional combination of location, space and investment potential in one of Marbella's most attractive areas.

Contact us for detailed rental performance information or to arrange a viewing.

A rare property that truly deserves to be seen!

Features:

Features
Covered Terrace
Near Transport
Private Terrace
Fitted Wardrobes
Utility Room
WiFi
Fiber Optic
Near Church
Courtesy Bus

Orientation
East
South

Climate Control
Air Conditioning
Cold A/C
Hot A/C
Fireplace

Views
Urban

Setting
Commercial Area
Close To Shops
Close To Schools
Town

Condition
Good

Kitchen
Fully Fitted

Utilities
Electricity
Drinkable Water
Gas

Category
Investment

CO2 Emission Rating
E

Energy Rating
D