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Middle Floor Apartment for sale in San Pedro de Alcántara, Marbella

799,500 €

Reference: R5433619 **Bedrooms:** 4 **Bathrooms:** 2 **Build Size:** 170m^2 **Terrace:** 75m^2











Costa del Sol, San Pedro de Alcántara

Apartment in Edificio Atlántico – San Pedro de Alcántara

Location: Edificio Atlántico, centre of San Pedro de Alcántara
Year of construction: 1982
Bedrooms: 4
Bathrooms: 2
Terrace: Very spacious terrace spanning the full width of the apartment
Orientation: South-facing, extending towards the west
Views: Sea views
Parking: Parking opportunity in the underground garage at a reduced rate
IBI including rubbish tax: Approx. €1,300 per year
Community fees: Approx. €100 per month

Spacious apartment with sea views, a large south-west terrace and outstanding potential in the heart of San Pedro de Alcántara

Located in the well-known Edificio Atlántico, right in the centre of San Pedro de Alcántara, this exceptionally spacious apartment offers four bedrooms, two bathrooms and an impressive terrace running across the entire width of the property. Thanks to its south-facing orientation, extending towards the west, the apartment enjoys abundant natural light, pleasant afternoon and evening sun, and beautiful views towards the sea.

The property stands out for its generous proportions, privileged location and excellent renovation potential. The current four-bedroom layout makes it ideal for a larger family, remote working, guest accommodation or those simply looking for extra space. At the same time, the floor plan offers a particularly attractive opportunity: the fourth bedroom can be incorporated into the living area, creating a truly spacious open-plan living and dining room.

With this smart transformation, the apartment can easily become a modern three-bedroom home with a spectacular living space and direct access to the terrace. This makes the property highly appealing not only for personal use, but also for buyers looking to add value through a well-considered renovation.

The terrace is without doubt one of the property's greatest assets. Extending across the full width of the apartment, it provides ample space for separate outdoor dining, lounge and relaxation areas. Its south-west orientation makes it an ideal outdoor space to enjoy the Mediterranean lifestyle throughout the year.

The location is prime. Everything that makes San Pedro de Alcántara so desirable is within walking distance: shops, restaurants, cafés, schools, local services and the vibrant atmosphere of the town centre. At the same time, the beach, Puerto Banús, Marbella, Nueva Andalucía and several golf courses are all easily accessible.
An additional practical advantage is the possibility of parking in the underground garage at a reduced rate, a particularly valuable feature in the centre of San Pedro.

With annual IBI including rubbish tax of approximately €1,300 and community fees of approximately €100 per month, the running costs are clear and reasonable, especially considering the central location, size and potential of the property.

This apartment represents a rare opportunity for buyers seeking space, views, natural light, a prime location and strong

renovation potential. With the right modernisation, it can become a truly exceptional home: a jewel in the heart of San Pedro de Alcántara.

Middle Floor Apartment, San Pedro de Alcántara, Costa del Sol.
4 Bedrooms, 2 Bathrooms, Built 170 m², Terrace 75 m².

Setting : Town, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Schools.
Orientation : South.
Condition : Good.
Climate Control : Air Conditioning.
Views : Sea, Panoramic, Street.
Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Ensuite Bathroom, Marble Flooring, Double Glazing.
Furniture : no
Kitchen : Fully Fitted.
Security : Entry Phone, Alarm System, Safe.
Parking : Street or parking garage near by

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Features:

Features
Covered Terrace
Near Transport
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes

Orientation
South

Climate Control
Air Conditioning

Views
Sea
Panoramic
Street

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Schools
Town

Condition
Good

Furniture
Optional

Kitchen
Fully Fitted

Security
Alarm System
Entry Phone
Safe

Parking
Street