

## Apartment for sale in San Pedro de Alcántara, Costa del Sol

2 Bedrooms | 2 Bathrooms | 145 m<sup>2</sup> Interior | 20 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 965 IBI | € 185 Rubish tax | € 196 Community fees



### Property Description

OPORTUNITY ÚNICA - Apartment in Guadalmina Alta, Urbanisation Guadalcantara Golf

Exclusive and bright apartment located on the front line golf and with completely open views. An exceptional property that stands out for having First Occupation License (LPO), an added value that guarantees its total legality and facilitates both mortgage financing and its profitability and investment.

The house has 2 bedrooms and 2 bathrooms (the main en suite with access to the terrace), a spacious living-dining room with direct access to a generous covered terrace, and fully equipped kitchen with separate utility room. West orientation, ideal to enjoy the evening sun.

**MARBELLA LIVING**

— Estate Agents —

It is a unique product in the area, difficult to find by location, height, views and conservation status. Perfect for both living and getting a high profitability in rent.

**€ 436.500**

Ref: 459-00494P

Extras: cold/heat air conditioning, fitted wardrobes, underground garage and storage room included in the sale price. Common areas: gated urbanization with 24 h security, gardens, several communal pools and fully equipped gym.

Privileged location: walking to the center of San Pedro de Alcántara, outpatient, shops, schools and all services. Ideal as usual housing, second residence or investment. Just 10 minutes to Puerto Banus by car.

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