

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

3 Bedrooms | 2 Bathrooms | 160 m<sup>2</sup> Interior | 25 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,330 IBI | € 185 Rubish tax | € 5,040 Community fees



### Property Description

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 a double tennis court, dining room and gymnasium, as well as the international bilingual Laude International School, a 490m<sup>2</sup> sports education from kindergarten to 16 years. Banús

is just a 5 minute drive or a short walk along the beach.

## MARBELLA LIVING

Real Estate Agents

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.

€ 1,300,000

Ref: R4933408

Don't miss this opportunity to live in a luxury beachfront environment!



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