



**Property type :** Apartment

**Location :** San Pedro de Alcántara

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Parking :** 1 underground parking

**House area :** 116 m<sup>2</sup>

- ✓ Close to beach
- ✓ Fitted wardrobes
- ✓ Lift
- ✓ Furnished

- ✓ Close to sea
- ✓ Storage room
- ✓ Terrace
- ✓ Airconditioning

- ✓ WiFi
- ✓ Walking distance beach
- ✓ White goods

\*Exclusive opportunity in San Pedro de Alcántara\*\*.

Magnificent ground floor flat, located in a gated development on the seafront promenade of San Pedro de Alcántara. Surrounded by a wide range of restaurants, beach bars and only a 4 minute drive to Puerto Banús, this property offers comfort and style in one of the most desirable areas of Marbella.

The development has a communal swimming pool facing the sea with direct access to the promenade. Ideal for enjoying the Mediterranean climate and the beach all year round. . The flat has a bright living-dining room with access to a cosy terrace, which offers lateral sea views. The kitchen is independent, but can be easily integrated and would give an open plan space of almost 40m2 with the living room.

The property includes two bedrooms, two bathrooms, marble floors, electric security shutters and air conditioning hot/cold. In addition, there is a garage space and storage room, providing extra convenience and storage.

An excellent opportunity to acquire a home in a privileged location, with high demand in the heart of Marbella. Don't miss it!

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