



**Property type :** Apartment

**Location :** San Pedro De Alcantara

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal pool

**House area :** 161 m<sup>2</sup>

**Terraces area :** 151 m<sup>2</sup>

**Beach :** 1 Km

✓ Gymnasium

✓ Jacuzzi

✓ Lift

✓ Airconditioning

✓ Solarium



## Luxury Coastal Living in San Pedro de Alcántara

### Prime Location in the Heart of the Costa del Sol

Located in the vibrant town of San Pedro de Alcántara, this exclusive new development is just a 10-minute walk from the beach and offers breathtaking views of Marbella's coastline and the iconic La Concha mountain from its communal rooftop solarium. Enjoy the perfect combination of luxury, comfort, and convenience in one of the most desirable areas on the Costa del Sol.

### A Boutique Development of 19 Modern Homes

This exclusive project features 19 meticulously designed residences, offering 1, 2, and 3-bedroom layouts. Situated in Marbella, one of the most prestigious destinations on the Costa del Sol, this development provides easy access to world-class dining, shopping, and cultural experiences. Just minutes from the beach and Puerto Banús, you'll be at the heart of one of Europe's most sought-after coastal locations.

### Exceptional Amenities for a Luxurious Lifestyle

**Rooftop Solarium with Pool:** Relax and take in stunning sea and mountain views from the communal rooftop pool and solarium.

**Fully Equipped Gym and Sauna:** Maintain a healthy lifestyle with access to state-of-the-art fitness facilities.

**Secure Underground Parking and Storage:** Each residence includes a private parking space and a storage unit, conveniently connected to the building by an elevator.

**Sustainable Living:** The development boasts an A-A energy rating, ensuring maximum efficiency, reduced CO2 emissions, and lower energy costs.

### High-Quality Finishes and Modern Comforts

**Kitchen:** Fully equipped with top-brand appliances, including an induction hob, multifunction oven, microwave, integrated refrigerator, and dishwasher, plus a concealed extractor hood for a sleek design.

**Climate Control:** Ducted air conditioning and a highly efficient aerothermal system for hot water production.

**Energy-Efficient Windows:** Double-glazed windows with superior acoustic and thermal insulation.

**Security Features:** Reinforced entrance doors for peace of mind.

### Ideal Location with Excellent Connectivity

San Pedro de Alcántara offers everything you need for day-to-day living, including schools, healthcare facilities, shops, and restaurants. Additionally, it provides quick access to some of the region's most iconic locations:

Puerto Banús: 10 km

Estepona Marina: 15 km

Marbella Old Town: 35 km

Málaga Airport: 80 km

### Your Opportunity to Live the Costa del Sol Lifestyle

This development represents a rare chance to invest in an exceptional property in one of Spain's most coveted destinations. Whether as a primary residence, vacation home, or investment, these homes blend contemporary design, luxury amenities, and a prime location. Contact us today to learn more or schedule a visit!

