



## Middle Floor Apartment for sale in San Pedro Beachside, San Pedro de Alcántara

570,000€

Reference: R5231548 Bedrooms: 3 Bathrooms: 3

Build Size: 139m<sup>2</sup> Terrace: 35m<sup>2</sup>















## Costa del Sol, San Pedro Beachside

Immaculate Apartment in the Prestigious Los Almendros 1 Urbanisation, San Pedro de Alcántara - Ready to Move In! Seize this exceptional opportunity to own a pristine apartment in the exclusive Los Almendros 1 urbanisation, nestled in the upscale San Pedro de Alcántara district of Marbella on the sun-kissed Costa del Sol. This gated community, built in 2001 and renowned for its serene atmosphere and high-quality construction, offers resort-style living with lush tropical gardens, a communal swimming pool, and 24-hour security—perfect for families or those seeking a luxurious retreat. Ideally located just a short drive from the glamorous Puerto Banús marina (10 minutes), pristine beaches like Playa de San Pedro, and the flower-adorned old town of Estepona, it's moments from essential amenities: supermarkets like Mercadona, pharmacies, restaurants, and the esteemed Laude San Pedro International College right next door. With easy A-7 access to world-class golf courses such as Guadalmina and Atalaya, and Málaga Airport, embrace over 300 sunny days a year in one of Marbella's most coveted areas, where property values continue to appreciate amid strong demand for holiday rentals. Spanning 139 m<sup>2</sup> of bright, functional space on the first floor with convenient lift access and a north-facing orientation for comfortable temperatures, this impeccably maintained residence has been thoughtfully updated: a modern furnished kitchen, new energy-efficient Mitsubishi central air conditioning with a three-year warranty, fitted wardrobes, and adaptations for reduced mobility. The layout features three spacious bedrooms, three contemporary bathrooms, a generous living-dining area, and a balcony for outdoor relaxation. The community allows tourist rentals upon obtaining the required licence, making it a savvy investment in a thriving market with no outstanding debts or taxes-simply move in and enjoy! This debt-free property is fully prepared for immediate occupancy, offering elegance, convenience, and excellent rental potential. Contact us today to arrange a viewing.





## **Features:**

**Features** Orientation **Climate Control Covered Terrace** North Air Conditioning

Lift

**Near Transport Private Terrace Ensuite Bathroom** Marble Flooring **Double Glazing Fitted Wardrobes Utility Room** Bar

Restaurant On Site

**Near Church** Fiber Optic

Access for people with reduced

mobility

Condition **Views Setting** Garden Commercial Area Excellent

Urban Beachside Close To Golf Street Close To Port

Urbanisation Close To Sea Close To Shops Close To Town Close To Schools Close To Marina

**Pool Furniture Kitchen** Communal **Fully Fitted** Optional Garden Security **Parking** Communal

**Gated Complex** Underground

**Entry Phone** Garage Private Covered