



## 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 |                  |                  |
| Views                                   | Setting          | Condition        |
| Garden                                  | Commercial Area  | Excellent        |
| Urban                                   | Beachside        |                  |
| Street                                  | Close To Golf    |                  |
|   | Close To Port    |                  |
|   | Urbanisation     |                  |
|   | Close To Sea     |                  |
|   | Close To Shops   |                  |
|   | Close To Town    |                  |
|   | Close To Schools |                  |
|   | Close To Marina  |                  |
| Pool                                    | Furniture        | Kitchen          |
| Communal                                | Optional         | Fully Fitted     |
| Garden                                  | Security         | Parking          |
| Communal                                | Gated Complex    | Underground      |
|   | Entry Phone      | Garage           |
|   |                  | Private          |
|   |                  | Covered          |