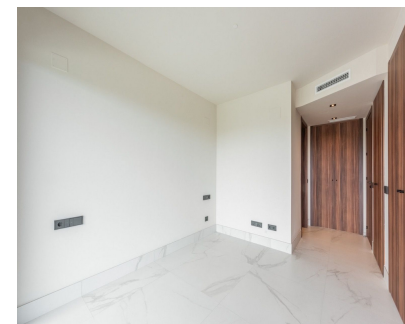


**Sales - Apartment - Marbella**  
**1.099.000€**



**Ref.-ID: R5012251**

**Marbella**

**Apartment**

**Community: 3,000 EUR / year**

**IBI: 800 EUR / year**

**Rubbish: 100 EUR / year**



**3**



**2**



**103 m2**

Apartment for Sale in a Prime San Pedro Location – Uninterrupted Views, Privacy, and Just 2 Minutes from the Beach We are proud to present this elegant and modern apartment located in one of the most sought-after areas of the Costa del Sol – right in the heart of the beachside part of San Pedro de Alcántara. Location, location, location – everything you need for everyday comfort and convenience is just steps away: trendy restaurants, cafés, shops, the beach promenade, pharmacies, and beauty salons. And the beach? Just a 2-minute stroll from your door. One of the main advantages of this apartment is its exceptional position within the building – situated on the 3rd floor, it offers uninterrupted views over San Pedro Park and out to the sea, without any visual obstructions. The apartment is west-facing, ensuring plenty of afternoon sun, especially appreciated during the winter months. A major highlight is the fully covered terrace, perfect for year-round use. Thanks to its placement within the development, the property also offers maximum privacy – a rare find in modern urbanizations. The apartment is part of a luxury residential development completed just last year, built to the highest standards using premium materials. It has only been occupied for 3 months, making it feel practically brand new. Apartment highlights include: • Bright, open-plan living spaces with timeless design • A stylish, fully equipped kitchen • Spacious bedrooms and high-quality bathrooms • Modern air conditioning and heating systems • Fully covered terrace with views of the park and sea • West-facing orientation – plenty of sunlight, even in winter • Total privacy within the community Additional features: • A large storage room for all your essentials • Private parking space in the underground garage The asking price does not include the furniture, but there is an option to purchase it separately upon agreement. This property is a perfect choice for those seeking quality living by the sea – whether as a permanent home, a holiday residence, or a smart investment. Contact us today for more information or to schedule a private viewing.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ New Construction</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ U/F/H Bathrooms</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Access for people with reduced mobility</li><li>✓ Double Glazing</li><li>✓ Restaurant On Site</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ Alarm System</li><li>✓ Safe</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Private</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Drinkable Water</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Investment</li><li>✓ Luxury</li></ul>				