

Sales - Apartment - Marbella
1.099.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



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.

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