

## Apartment for sale in San Pedro de Alcántara, Costa del Sol

3 Bedrooms | 3 Bathrooms | 118 m<sup>2</sup> Interior | 32 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 710 IBI | € 33 Rubish tax | € 1,416 Community fees



### Property Description

Exclusive apartment near the beach, and just 3 km from Puerto Banús, you will find a well-kept, quiet residential area that is perfectly connected to everything.

The community offers immaculate gardens and four swimming pools (two for adults and two for children), ideal for enjoying the Costa del Sol climate all year round.

Located on the second floor, the apartment has 150 m<sup>2</sup> of floor space (138 m<sup>2</sup> usable) and a 32 m<sup>2</sup> terrace that extends the living area to the outside.

The layout is comfortable and functional: entrance hall, spacious 35 m<sup>2</sup> living room with large windows and direct access to the terrace, separate kitchen, and a guest toilet. From the terrace, you can enjoy pleasant open views of the gardens and the sea in the background. It has a master bedroom suite and two additional bedrooms, all with fitted wardrobes and access to the terrace. A second full bathroom serves the rest of the apartment. The kitchen is spacious, fully equipped, and connects to a laundry terrace. The recently renovated

central air conditioning provides comfort in any season.

Just a few minutes away is the San Pedro Boulevard, with supermarkets, restaurants, and all kinds of services. The promenade allows you to walk to Puerto Banús by the sea, and there is a nearby bus stop with connections to Marbella and the surrounding area.