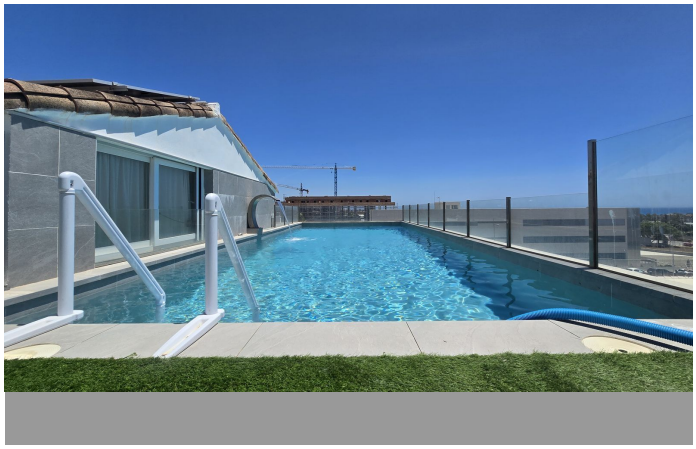
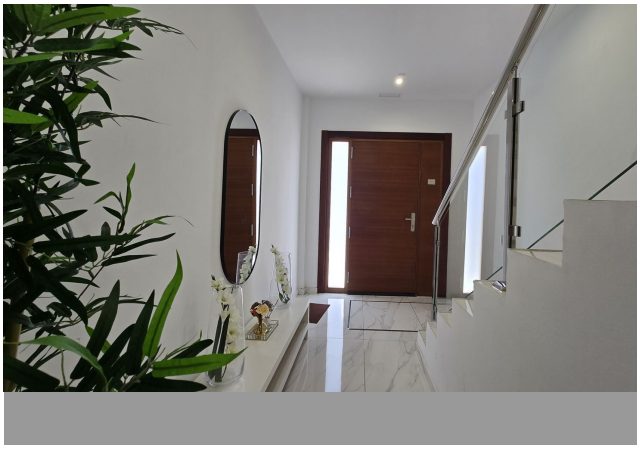
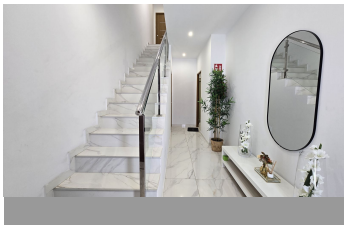
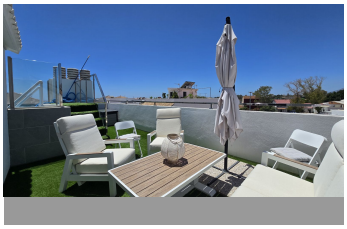
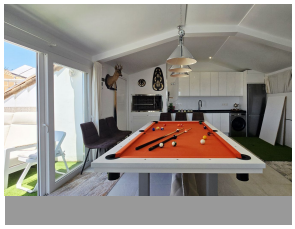
ALL IN real estates



Building in San Pedro de Alcántara

Bedrooms	Bathrooms	Built	Terrace
9	**9**	**600m2**	**58m2**

R5436403	**Building**	**San Pedro de Alcántara**	**2.100.000€**

Marbella – Beachside San Pedro de Alcántara An exceptional opportunity to purchase a modern building comprising four apartments, including a luxurious duplex penthouse with a spectacular 34 m² private heated swimming pool and a commercial shop which can be used as parking / storage room as well Benefit from a modern building with an outstanding **A-rated Energy Performance Certificate**, delivering lower running costs, greater sustainability, and enhanced long-term value. Completed in 2024, the building comprises: 2 x** Spacious apartments, each featuring 2 bedrooms and 2 bathrooms. 1 x** Apartment with 1 bedroom and an en-suite bathroom. 1 x**4 bedroom Luxurious duplex penthouse (also known as the **Sky Villa**), combining privacy, space, and luxury, with beautiful views of the Mediterranean Sea and the surrounding mountains from its impressive 34 m² private heated swimming pool. * **1 x** Private two-car garage, which can also be converted into a commercial unit if desired. * A lift serving the entire building, which can also be reserved exclusively for the penthouse. The location is exceptional, nestled within an authentic Spanish neighbourhood surrounded by traditional homes, while also benefiting from the development of a prestigious new luxury residential complex nearby, where properties start at well over €1 million—even without private swimming pools. The beach is approximately 1 km away, while the town centre can be reached within a 5–10 minute walk. You'll be just a few steps from the

main boulevard, a shopping centre, supermarkets, restaurants, cafés, and all essential amenities. Puerto Banús is only a 6-minute drive away, providing world-class dining, luxury shopping, and a vibrant marina. The residences are fitted with air conditioning, fully equipped kitchens, and premium-quality finishes throughout. The penthouse also benefits from underfloor heating throughout. Additional features include solar panels and electric blinds, enhancing both comfort and energy efficiency. Whether acquired as a luxurious private residence (the Sky Villa can also be purchased as a standalone home), a unique multi-generational living opportunity, an exceptional investment, or as part of a larger income-generating property portfolio, this distinctive building presents a rare opportunity to own a truly versatile property in one of the Costa del Sol's most sought-after locations. ## Penthouse Description The main living level features three spacious en-suite bedrooms, including an impressive master suite, alongside a bright contemporary open-plan living area comprising a modern kitchen, dining area, and lounge. Large windows flood the interiors with natural light, while Juliette balconies from both the master bedroom and the lounge create a seamless connection to the outdoors and frame beautiful views. A staircase leads to the upper level, where a spectacular entertainment and leisure space has been created. This expansive open-plan area incorporates a second kitchen, an indoor barbecue area, and a bathroom with a shower. A separate room can easily serve as an additional bedroom, home office, cinema room, gym, or creative studio. The rooftop terrace has been designed to make the most of the exceptional surroundings, ?with ?a ?private ?heated ?swimming pool positioned ?just ?a few steps above the ?main terrace ?level. From ?here, ?panoramic views stretch across ?the ?Mediterranean ?coastline ?and ?the ?surrounding ?mountains.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Games Room
Lift	Near Transport	Private Terrace
Satellite TV	Solarium	Storage Room
Utility Room	WiFi	