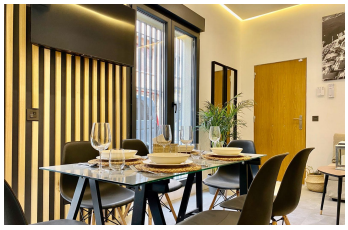
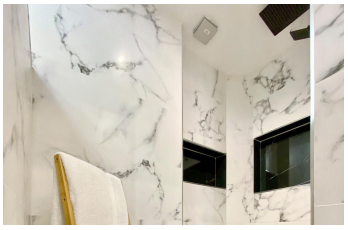
ALL IN real estates








Ground Floor Studio in San Pedro de Alcántara

Bedrooms	0	Bathrooms	1	Built	37m2	Terrace	0m2

R5486518	Ground Floor Studio	San Pedro de Alcántara	169.995€

Environment In the heart of San Pedro Alcántara, within the municipality of Marbella, this building enjoys a privileged location just 10 km from Puerto Banús and just over 10 minutes from the centre of Marbella. San Pedro retains the charm of an authentic Andalusian village, with its historic square, tree-lined orange streets and its emblematic Boulevard, which connects the town centre with the promenade and the fine sandy beaches of the Mediterranean. # Tourist attraction San Pedro Alcántara offers the perfect balance between the tranquillity of a traditional Spanish neighbourhood and proximity to some of the most exclusive places on the Costa del Sol, such as the Golden Mile, Nueva Andalucía, Puerto Banús and a wide selection of first-class beaches and golf courses. The area has an excellent range of restaurants, leisure, shops and green spaces, as well as a magnificent connection with the rest of the Costa del Sol. Malaga International Airport is just 45 minutes away. # Perfectly communicated The building has direct access to the A-7 and AP-7 motorways, facilitating travel to Malaga, Estepona and Gibraltar. In addition, San Pedro Alcántara has an extensive public transport network that connects quickly with Marbella and Puerto Banús. All this makes this location an ideal place to both live and invest. # Everything you need, one step away * Puerto Banús: 8-9 km * San Pedro Beach and Paseo Marítimo: 900 m * Church Square (historic centre): 500 m * Nueva Andalucía: 5 km * Marbella centre:

10-13 km * Malaga Airport: 60-65 km (45 minutes) * Golf courses such as Guadalmina, Los Naranjos, Aloha, Las Brisas and La Quinta: less than 10 minutes * Hypermarkets, dealerships and public transport: 3 minutes * Palacio de Deportes Elena Benítez (tennis, paddle tennis, football, basketball, athletics, climbing wall and much more): 2 minutes. # Boulevard Park and Promenade One of the great attractions of San Pedro Alcántara is its connection with the sea through the Parque del Bulevar, a modern green area presided over by the emblematic 'Sea of Sensations' bridge, which connects the urban centre with Nueva Alcántara and the promenade. From here you can enjoy beachfront restaurants, beach clubs and kilometres of promenades that connect on foot or by bike with Puerto Banús and Marbella. A natural environment, cared for and accessible on foot from the building, perfect for enjoying the climate of the Costa del Sol all year round. # Marbella, a destination of international prestige A few minutes away is Marbella, one of the most exclusive destinations in Europe, renowned for its more than 320 days of sunshine a year, its gastronomic, sports and leisure offer, its beaches, Puerto Banús and more than 70 golf courses. Its international prestige and the consolidation of the real estate market make San Pedro Alcántara an excellent opportunity both to enjoy a home and to make an investment with great projection. # Luminosity The homes open to the outside through large windows that allow abundant natural light to enter, creating warm, welcoming and lively spaces. Each flat combines contemporary design, quality materials and a careful aesthetic that provides elegance and comfort. # High quality spaces Each room has been designed to offer maximum comfort in an optimised, functional and cosy space. The layout, finishes ?and ?decoration ?create ?a ?modern and sophisticated ?atmosphere ?designed to be enjoyed from ?day one, ?turning each ?flat ?into a home where ?comfort ?and ?design ?go ?hand ?in ?hand.