ALL IN real estates

Townhouse in San Pedro de Alcántara

Bedrooms	3	Bathrooms	3	Built	139m2	Plot	30m2

R5516776	Townhouse	San Pedro de Alcántara	845.000€

Townhouse in Guadalvillas, San Pedro de Alcantara Sought-After Location | Tourist Rental Licence | Completely Renovated to the Highest Standard Located in one of Marbella's most sought-after areas, this impressive 139 m² townhouse combines modern comfort, a fantastic beachfront location and strong investment potential. The property is located in the well-established Guadalvillas development, just steps from the beach and within easy walking distance of the centre of San Pedro de Alcántara, Linda Vista. Property Features Spacious layout: All bedrooms are generously sized and offer ample space for a double bed. Maximum privacy: Each bedroom has a connected bathroom, providing the highest level of comfort for both residents and guests. Bright and open-plan living: A modern open-plan kitchen seamlessly integrates with the bright and spacious living room. Large private garden: Direct access to a generous private outdoor garden, with plenty of space for dining and entertaining 10–12 people. Direct access to the pool area: From the garden, you have direct access to the beautifully maintained communal courtyards, featuring two large swimming pools. Spectacular rooftop terrace / solarium: Divided into two areas – an outdoor dining space and a sunbathing area, complete with an outdoor shower and La Concha view. Immaculate condition: Completely renovated to a like-new standard. The entire residential complex was repainted less than a year ago and is in excellent condition. Location & Security Direct access

to the beach from the residential complex. Just a few minutes’ walk from the centre of San Pedro de Alcántara, with restaurants, schools, shops and all essential amenities. 24/7 security: Gated residential complex with a staffed security booth and round-the-clock security. Investment Opportunity The property holds a valid tourist rental licence and has an excellent rental track record, with high occupancy rates maintained for several years. This ?makes ?the ?property ?an ?ideal choice both ?for ?those seeking a luxurious home ?by the ?sea and ?for ?investors looking for a ?secure ?property ?investment ?with ?strong ?rental ?returns.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Marble Flooring	Private Terrace	Solarium