ALL IN real estates

Middle Floor Apartment in San Pedro de Alcántara

Bedrooms	3	Bathrooms	2	Built	94m2	Terrace	19m2

R5302882	**Middle Floor Apartment**	**San Pedro de Alcántara**	**649.000€**

Modern apartment in prime location with tourist license Are you looking for a modern apartment in a prime location, offering low maintenance, strong energy efficiency, and excellent investment potential? This contemporary property in the highly sought-after residential community of Los Arqueros Beach in San Pedro de Alcántara offers the ideal combination of a comfortable holiday home and a high-performing rental investment. The Property - 3 bedrooms and 2 bathrooms, including a master bedroom with en-suite bathroom - Stylish open-plan kitchen and living area with a clean, modern design - West-facing terrace, ideal for enjoying evening sun and sunset dining - Air conditioning (hot and cold) - Built-in wardrobes - Separate laundry room adjacent to the kitchen - Lift access in the building - Private parking space in a secure underground garage - Communal swimming pool and separate children’s pool - 94 m² of enclosed built-up area and 19 m² of terrace The property enjoys a prime central location within easy walking distance of restaurants, shops, pharmacies, the boulevard, and the charming town centre of San Pedro de Alcántara. It is also just a short cycle or drive from Puerto Banús, famous for its luxury marina, vibrant nightlife, and designer boutiques. The San Pedro beachfront promenade is within walking distance, placing the home in one of the most desirable and in-demand areas of the Costa del Sol. The surroundings are ideal for walking, outdoor exercise, beach life, and an active

lifestyle, with several child-friendly parks nearby, making the property perfectly suited for families, visiting grandchildren, and both short- and long-term rentals. Key Advantages - Valid tourist rental license, allowing for legal short-term rentals with year-round demand - Energy-efficient hot water system using solar panels combined with electric backup, ensuring reliable capacity and reduced energy costs - Modern ventilation system providing a healthy indoor climate year-round; the apartment never feels damp or closed, even after extended periods of non-use - Communal swimming pool open year-round, a significant advantage for rental appeal and a rare feature in many urban developments in Spain - High demand location among both permanent residents and holidaymakers, supporting stable and attractive rental income - Well-maintained and recently upgraded community, with all buildings freshly painted, presenting a modern ?and ?well-kept ?appearance This ?property ?is an excellent ?choice ?for buyers seeking a secure, ?low-maintenance, and ?profitable investment ?— ?without compromising on location, ?comfort, ?or ?lifestyle. Do ?not ?miss ?this ?opportunity!

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fitted Wardrobes	Lift	Near Transport
Restaurant On Site		