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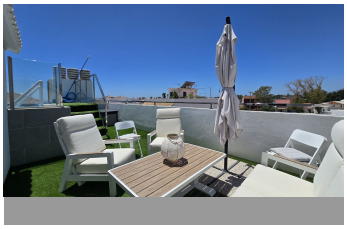
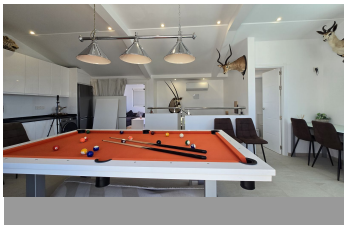
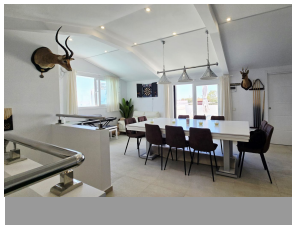

Penthouse Duplex in San Pedro de Alcántara

Bedrooms	4	Bathrooms	4	Built	338m2	Terrace	58m2

R5426854	**Penthouse Duplex**	**San Pedro de Alcántara**	**1.200.000€**

Marbella, Beachside San Pedro de Alcantara. Exceptional Duplex Sky Villa with Private Elevator, Rooftop Pool & Sea and Mountain Views This outstanding duplex sky villa offers a rare combination of privacy, space, and luxury, with breathtaking views of the sea and surrounding mountains from its 34m2 private heated swimming pool. Accessed via a private two-car garage, the property benefits from an exclusive elevator that takes you directly into the residence. The main living level features three spacious en-suite bedrooms, including a superb master suite, alongside a bright and contemporary open-plan living area comprising a modern kitchen, dining space, and lounge. Large windows allow natural light to flood the interiors, while Juliette balconies from both the master bedroom and lounge provide charming outdoor connections and beautiful outlooks. A staircase leads to the upper level, where a spectacular entertainment and leisure space has been created. This expansive open-plan area includes a second kitchen, an indoor barbecue area, and a bathroom with shower. A separate room provides flexibility for use as an additional bedroom, home office, cinema room, gym, or studio. The rooftop terrace is designed for enjoying the exceptional surroundings, with a private swimming pool set just a few steps above the main terrace level. From here, panoramic views extend across the Mediterranean coastline and surrounding mountains. The property is equipped with air conditioning & under floor heating throughout

and benefits from solar panels and electric blinds, enhancing both comfort and energy efficiency. Flexible Investment Opportunity – Acquire the entire building (contact us for pricing) and benefit from a modern development with an outstanding A-rated Energy Efficiency Certificate, offering lower running costs, greater sustainability, and enhanced long-term value. The sky villa can be purchased as a standalone residence or together with three independent apartments located beneath the property, creating an exceptional investment or multi-generational living opportunity. • Two spacious apartments, each offering 2 bedrooms and 2 bathrooms. • One apartment offering 1 bedroom with an en-suite bathroom. Whether acquired as a luxurious private residence or as part of a larger income-generating property portfolio, this unique development presents a rare opportunity to own a versatile and distinctive home in a highly sought-after location. The location is exceptional, set 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 in just a 5–10 minute walk. You'll be only a few steps from the ?main ?boulevard, ?a ?shopping ?centre, supermarkets, restaurants, ?cafés, ?and all essential amenities. Puerto ?Banús is ?just a ?6-minute ?drive away, offering world-class ?dining, ?luxury ?shopping, ?and ?a ?vibrant ?marina.

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	