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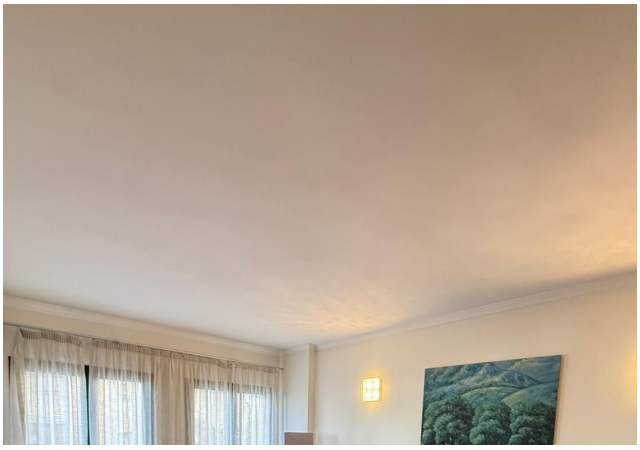


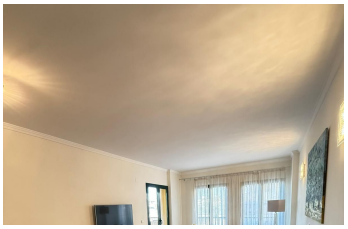
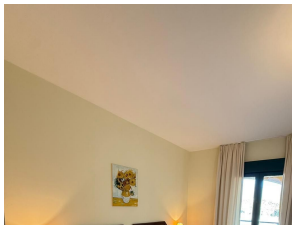

Middle Floor Apartment in San Pedro de Alcántara

Bedrooms	**3**	Bathrooms	**3**	Built	**139m2**	Terrace	**18m2**

R5231548	**Middle Floor Apartment**	**San Pedro de Alcántara**	**535.000€**

Immaculate Apartment in the Prestigious Los Almendros 1 Urbanisation, San Pedro de Alcántara – Ready to Move In! Seize this exceptional opportunity to own a pristine apartment in the exclusive Los Almendros 1 urbanisation, nestled in the upscale San Pedro de Alcántara district of Marbella on the sun-kissed Costa del Sol. This gated community, built in 2001 and renowned for its serene atmosphere and high-quality construction, offers resort-style living with lush tropical gardens, a communal swimming pool, and 24-hour security—perfect for families or those seeking a luxurious retreat. Ideally located just a short drive from the glamorous Puerto Banús marina (10 minutes), pristine beaches like Playa de San Pedro, and the flower-adorned old town of Estepona, it's moments from essential amenities: supermarkets like Mercadona, pharmacies, restaurants, and the esteemed Laude San Pedro International College right next door. With easy A-7 access to world-class golf courses such as Guadalmina and Atalaya, and Málaga Airport, embrace over 300 sunny days a year in one of Marbella's most coveted areas, where property values continue to appreciate amid strong demand for holiday rentals. Spanning 139 m² of bright, functional space on the first floor with convenient lift access and a north-facing orientation for comfortable temperatures, this impeccably maintained residence has been thoughtfully updated: a modern furnished kitchen, new energy-efficient Mitsubishi central air conditioning

with a three-year warranty, fitted wardrobes, and adaptations for reduced mobility. The layout features three spacious bedrooms, three contemporary bathrooms, a generous living-dining area, and a balcony for outdoor relaxation. The community allows tourist rentals upon obtaining the required licence, making it a savvy investment in a thriving market with no outstanding ?debts ?or ?taxes—simply ?move ?in and enjoy! This ?debt-free ?property is fully prepared for ?immediate occupancy, ?offering elegance, ?convenience, ?and excellent rental potential. ?Contact ?us ?today ?to ?arrange ?a ?viewing.

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Lift
Marble Flooring	Near Church	Near Transport
Private Terrace	Restaurant On Site	Utility Room