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# Middle Floor Apartment in San Pedro de Alcántara

| Bedrooms | **2** | Bathrooms | **2** | Built | **75m2** | Terrace | **0m2** |
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| **R5553472** | **Middle Floor Apartment** | **San Pedro de Alcántara** | **340.000€** |
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Available from 1 of December- Payment for the year in advance—or a bank guarantee—is required, plus a 2-month security deposit and a €1,000 advance payment for utilities (water and electricity); proof of financial solvency is also required. modern 2 bedroom apartment in the heart of the vibrant San Pedro de Alcántara just front the exciting new bulevard. THE PROPERTY: This spacious 2 bedroom and 2 bathrooms apartment offers marble flooring throughout it's modern design. The apartment comes with air-conditioning to keep you cool in the height of the summer months and can be also used to heat the house in the winter months. LOCATION: San Pedro de Alcántara is in an ideal situation, just 10 kilometres west from all the glitz and glamour of Marbella, yet just a few minutes drive away from the natural beauty of the Sierra de Ronda mountain range and 20 km from the town of Estepona. An ancient farming community, once famous for sugar cane, today San Pedro is a refreshingly unspoilt pueblo with an appeal all of its own. Be sure to head for the central plaza here with its gracious parish church and surrounding narrow streets which are packed with intriguing small shops, sidewalk cafes and bars. Thursday is street market day with all the associated hustle and bustle; a veritable bargain shopper's paradise. At the lower end of Avenida Maeques del Duero sitting on top of the main coast road (in a 3km underpass) is the Boulevard park. A pleasant walk is from the centre of town to the beachfront along the

Avenida del Marques del Duero which is a particularly attractive wide avenue flanked by palm trees. And the modern wide promenade is ideal for continuing your stroll (or skateboarding!) with several excellent chiringuitos (beachside restaurants) specialising in fish dishes. Visit Bora Bora if only for a drink at the bar. It is one of the best beach clubs on the coast, with a superb restaurant and all the usual beach facilities, a tropical paradise. San Pedro also has the last summer fair ( feria ) in Andalucia being in the second week in October. The Boulevard Finished in Late 2014, this part of San Pedro has become the heart of the town. With many new areas and amienaties for the family, this new recreational area is constantly busy and is ideally located for some of the more popular eateries in San Pedro. A long and wide walkway, with footbridges, cycle paths, an amphitheater, fountains, plenty of play areas, 3 good bar/restaurants and with regular events and street markets, the boulevard has rapidly become the place to go for San Pedro residents and tourists. From the boulevard a pedestrianized street stretches north to the church square with its pretty local church. The street is lined with dozens of cafes for watching the world go by as well as popular and fashionable bars such as La Sala and other more Spanish tapas bars. With plenty of shops, banks, supermarkets as well as gyms and health and beauty facilities, everything in San Pedro is within a 5 or 10 minute walk down its winding streets. Nueva Alcántara Nueva Alcántara is the newer zone to the beach side of the coast road underpass. It has been developed for houses shops, restaurants, hotels. There is a padel club and gym and cafe in the centre. The seafront promenade is a popular location, South from the boulevard, along a wide tree lined avenue is the beach, with plenty of beachside bars and restaurants - “chiringuitos” – it’s a popular place on a summer day and at the weekends in the warm and sunny winter days. San Pedro de Alcántara is one of the most demanded locations on the Costa del Sol for property sales, long term rentals as well as being hugely popular due its convenient location as summer holiday destination. DISTANCES: Approximate distances are: Puerto Banus - 3 KM Marbella - 10 KM Estepona - 10 KM Benahavis Village - 20 KM Malaga Airport - 60KM Ronda - 60 KM Gibraltar - 60 KM Granada - 200 KM SUMMARY: Middle Floor Apartment, San Pedro de Alcántara, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 75m² Setting : Town, Commercial Area, Village, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina. Orientation :West Condition : Good. Climate Control : Air Conditioning. Views : Street. Features : ?Lift, ?Fitted ?Wardrobes, ?Near ?Transport, Marble Flooring, ?Double ?Glazing,front new boulevard Furniture : ?Furnished. Kitchen : ?Fully Fitted. Security ?: ?Entry Phone. Utilities : Electricity, ?Drinkable ?Water. Category ?: ?Bargain, ?Cheap, ?Investment, ?Resale.

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| Access for people with reduced mobility | Access for people with reduced mobility | Double Glazing |
| Fitted Wardrobes | Lift | Marble Flooring |
| Near Transport | | |