ALL IN real estates








Middle Floor Apartment in Marbella

Bedrooms	**2**	Bathrooms	**2**	Built	**136m2**	Terrace	**31m2**

R5157091	**Middle Floor Apartment**	**Marbella**	**540.000€**

INVESTMENT IN SAN PEDRO DE ALCÁNTARA – LOS ALMENDROS Property for sale through a company, specifically aimed at investors seeking a real estate asset with a strategic location, strong rental demand and excellent condition. Located in the established gated community “Los Almendros”, a reference development in San Pedro de Alcántara, known for its security, maintenance and high-quality residential environment. > Investment profile. Asset managed through a company, aimed at an investor buyer who values location stability, liquidity and rental yield potential. Ideal for: - medium and long-term rental - high international residential demand - asset preservation with capital appreciation in a consolidated area > Property features First-floor apartment with southwest orientation and 124 m² built: - 2 double bedrooms (master with en-suite bathroom) - 2 bathrooms - Spacious entrance hall - Large living-dining room with access to a 31 m² covered terrace - Terrace with open views over tropical gardens and swimming pools > Established community - Gated complex with access control and CCTV - Full-time maintenance service - Mature Mediterranean gardens - 4 communal swimming pools (adults and children) - Located in front of Laude San Pedro International School > High rental demand location - 5 minutes walking distance to the beach promenade - Established beachfront dining area - Direct access to San Pedro town centre via the boulevard - Puerto Banús 3 km away - Marbella 15 minutes away -

Málaga Airport 40 minutes away > Premium golf surroundings. Nearby golf courses include: - Real Club de Golf Guadalmina - ?Los ?Naranjos ?Golf ?Club - ?La Quinta Golf ?& ?Country Club - Aloha Golf Club - ?Marbella Club ?Golf Resort - ?Atalaya ?Golf & Country Club > ?Includes ?Underground ?parking ?space ?of ?16 ?m².

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Lift	Marble Flooring
Near Church	Near Mosque	Near Transport
Restaurant On Site	Utility Room	