



Planta segunda

[illegible]

📍 San Pedro de Alcántara

REF# R5287804 €920,000

PLOT

196 m²

Duplex penthouses with private terraces.

BROMLEY ESTATES

Marbella

The design focuses on maximizing land profitability, natural light, functional layouts and product diversity, allowing the project to target different buyer profiles: permanent residence, second home or rental investment.

The surrounding area is a well-established urban environment, with immediate access to all essential services such as schools, green areas, shops, restaurants and main transport connections, ensuring strong demand and fast market absorption.

Key strengths of the asset:

Ready-to-develop urban land.

High buildability and full use of permitted parameters.

Product aligned with current market demand.

Strategic location within San Pedro de Alcántara.

Excellent return on investment potential.

A unique opportunity to develop an attractive residential project in one of the fastest-growing areas of the Costa del Sol.

Planta tercera

ESTANCIA	SUP. ÚTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3PA			
Alco	3.06 m²		
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Sala+Comedor	29.68 m²		
SUP. CERRADA	31.80 m²	39.33 m²	39.33 m²
Baño	1.92 m²	2.35 m²	0.00 m²
TERRAZA DESCUBIERTA	1.92 m²		
	33.72 m²	41.68 m²	39.33 m²
Vivienda 3PB			
Alco	2.03 m²		
Baño	3.00 m²		
Distribuidor	3.04 m²		
Dormitorio 1	10.44 m²		
Dormitorio 2	12.15 m²		
Sala+comedor+cocina	29.49 m²		
SUP. CERRADA	40.15 m²	73.19 m²	73.19 m²
Baño	0.93 m²		
TERRAZA DESCUBIERTA	0.93 m²	0.98 m²	0.00 m²
	41.08 m²	74.17 m²	73.19 m²
Zonas comunes			
Alco	2.25 m²	2.81 m²	2.81 m²
Distribuidor	2.04 m²	9.61 m²	9.61 m²
Escalera	4.30 m²	7.99 m²	7.99 m²
SUP. CERRADA	15.64 m²	22.44 m²	22.44 m²
Instalaciones tendideros	21.89 m²		
TERRAZA DESCUBIERTA	21.89 m²		
	37.54 m²		
TOTAL	130.31 m²	163.89 m²	160.56 m²

Planta bajo cubierta

ESTANCIA	SUP. ÚTIL	SUP. CONSTRUIDA	SUP. COMPUTABLE
Vivienda 3PA			
Dormitorio principal	12.98 m²		
Alco	3.27 m²		
SUP. CERRADA	16.25 m²		
	16.25 m²	18.52 m²	18.52 m²
Vivienda 3PB			
Dormitorio principal	16.80 m²		
Baño	4.25 m²		
SUP. CERRADA	21.05 m²	24.69 m²	24.69 m²
Terraza	7.83 m²		
TERRAZA DESCUBIERTA	7.83 m²	10.66 m²	0.00 m²
	28.88 m²	35.35 m²	24.69 m²
Zonas comunes			
Alco	2.25 m²		
SUP. CERRADA	2.25 m²	2.76 m²	2.76 m²
	2.25 m²	2.76 m²	2.76 m²
	47.38 m²	56.63 m²	45.97 m²

* TOTAL DE VIVIENDAS: 9

