





From the entrance hall, you perceive a comfortable and well-thought-out layout: living room, kitchen, and rest area perfectly differentiated, as well as a guest toilet ideal for visitors.

The 35 m<sup>2</sup> living room breathes spaciousness thanks to its large windows and direct connection to the terrace. A perfect space for breakfasts in the sun, relaxed dinners, or simply disconnecting while contemplating the gardens and the sea in the background. ? Private rest area

The property has a master suite with a private bathroom and two additional bedrooms, all with built-in wardrobes and direct access to the terrace. Natural light, ventilation, and a sense of well-being in every room.

A second full bathroom serves the rest of the house with comfort and functionality. ? Practical kitchen, comfortable living

Spacious, fully equipped, and connected to a laundry terrace with a washing machine and dryer. The recently renovated central air conditioning guarantees comfort throughout the year. ? Everything within reach

Just a few minutes away is the San Pedro Boulevard with supermarkets, cafes, and shops. The promenade invites you to walk along the sea to Puerto Banús, enjoying restaurants and beach bars facing the Mediterranean. Additionally, a nearby bus stop provides easy connections to Marbella and surrounding areas. ? Amenities that add value

Includes a garage space and a storage room.

Because it's not just about square meters, but about quality of life, location, and sensations.

This is not just an apartment in Marbella.

It is the perfect balance between exclusivity, comfort, and style. ? Points of interest

IBI: €710 / year

Garbage: €33 / year

Community: €118 / month

Middle Floor Apartment, San Pedro de Alcántara, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 118 m<sup>2</sup>, Terrace 35 m<sup>2</sup>.

Setting : Commercial Area, Beachside, Close To Shops, Close To Town, Close To Schools, Urbanisation.

Orientation : East, South.

Condition : Good.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden, Urban.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced ?mobility, ?Marble ?Flooring, ?Double Glazing, ?Courtesy Bus, Near ?Church, Fiber ?Optic.

Furniture ? : ?Part ?Furnished.

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Kitchen : Fully Fitted.  
Garden : Communal.  
Security ? : ?Gated Complex.  
Parking ? : ?Underground, ?Garage, ?Covered, ?Private.  
Category ? : ?Resale.



