

# BROMLEY ESTATES

*Marbella.*



## GROUND FLOOR APARTMENT 4 BEDROOMS 3 BATHROOMS IN SAN PEDRO DE ALCANTARA

📍 San Pedro de Alcantara

REF# R5395669 €490,000

BEDS

4

BATHS

3

BUILT

110 m<sup>2</sup>

TERRACE

90 m<sup>2</sup>

**ATTENTION INVESTORS! 4-BEDROOM APARTMENT REDISTRIBUTED WITH PRIVATE APARTMENT!**

Exclusive ground floor property with enormous profitability potential, ideal for both investment and family use.

Originally conceived as a 4-bedroom apartment, the property has been cleverly redistributed into two completely independent living spaces, making the most of its ample outdoor areas.

On one side, there is a cozy 1-bedroom apartment with a bathroom, storage room, kitchen, living room, and small entrance hall, perfect for renting as it has a completely separate entrance from the main residence. (Apartment = approximately 45 m<sup>2</sup>).

The main residence comprises 3 bedrooms and 2 updated bathrooms, with spacious and bright rooms and direct access to a spectacular private terrace of approximately 90 m<sup>2</sup>. It also includes a fully enclosed utility

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room/laundry area/TV room, ensuring privacy. The spectacular kitchen is integrated into the spacious living room.

Thanks to its current layout, this property presents an excellent investment opportunity, offering high profitability without sacrificing privacy and the convenience of living in the town center.

The property does not have a private parking space, but there are several free, open municipal parking areas nearby, so parking is not a problem.

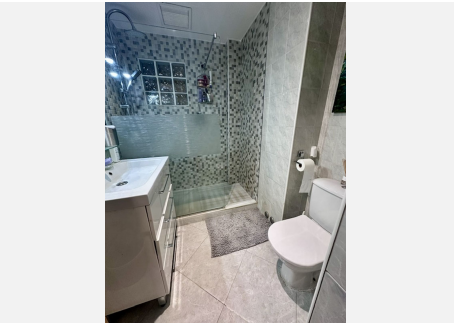
A unique option for those seeking space, versatility, and a real estate investment with great potential.

Call us and schedule your visit; we'd be delighted to show it to you!



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