

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN SAN PEDRO DE ALCANTARA

📍 San Pedro de Alcantara

REF# R5435098 €895,000

| BEDS | BATHS | BUILT              | TERRACE           |
|------|-------|--------------------|-------------------|
| 2    | 2     | 210 m <sup>2</sup> | 30 m <sup>2</sup> |

Very nice 2 bedroom corner apartment frontline in a frontline beach complex. Walking distance to everything.

### THE PROPERTY:

2 bedroom and 2 bathroom and 1 little bedroom

Set in a frontline beach development, Las Adelfas, in San Pedro and a short walk from the village with great variety of restaurants, bars, and all type of facilities and amenities. surrounded by extensive landscaped gardens with two wonderful swimming pools. The community is gated and has 24h security service. One master bedroom with private bathroom, a second bedroom and a second bathroom. You also find the fully equipped kitchen with all modern conveniences and a separate utility room, lounge with fireplace and access to a private terrace with fantastic sea- and panoramic views. The property enjoys wonderful views over the magnificent gardens , mountains and sea.

Also includes a underground parking space and storage room.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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## LOCATION:

The family friendly apartment is tucked away in the secure gated community of Las Adelfas. This prestigious development is perfectly positioned for families directly opposite the San Pedro beach and fabulous promenade, dotted with many alfresco cafe restaurants and unpretentious beach bars, most of them offering Mediterranean cuisine and, of course, the ubiquitous thirst-quenching tinto de verano (red-wine spritzer). The palm lined beach promenade is a great spot for a quiet stroll or an energetic jog. Early morning is idyllic, with the sun coming up over the shimmering azure Mediterranean Sea. You could become accustomed to this lifestyle. The promenade also links up to Puerto Banus and it is possible to walk all the way to Marbella along the sea front.

Or mingle with the locals and soak up the vibrant atmosphere in the town of San Pedro de Alcántara, a mere 10-minute walk away from Las Adelfas. San Pedro, like its glitzy sister, Puerto Banus, comes under the municipality of Marbella. It is just 10 km from Marbella, 3 km from Puerto Banús, and a mere few minutes from the spectacular Ronda Mountains. Despite its proximity to glamorous Marbella, San Pedro has managed to remain unspoilt and still preserves its Spanish identity. It is a true slice of traditional Spain, the locals are friendly and the predominant language you hear is Spanish. It is quite popular with holidaymakers who enjoy mingling with the locals, dunking churros in thick chocolate for breakfast, sampling tapas or simply cooling off at an ice cream parlour, with the kids running around. The town has broad spectrum of amenities, including a couple of well-priced supermarkets, a 24-hour pharmacy, plenty of charming restaurants and boutiques.

There are also at least 3 public play areas, two close to Las Adelfas, perfect for families! Thursday is street market day, a true bargain hunter's paradise. Don't expect any wild nightlife. A night out typically consists of a meal and a few drinks at a local bar – although there are a couple of salsa clubs- or a moonlight stroll along the beach promenade. If you're looking for a big party night, Marbella and Puerto Banús are a short drive away. The adjacent residential area Guadalmina is also known for its well kept golf courses. If you just want to hit a few balls try the San Pedro public driving range (located close to the Barceló Hotel). For a bit more action for the kids, the Cable Ski Marbella, next to the driving range, offers wakeboard, kneeboard, and water-ski lessons.

## DISTANCES:

Approximate distances are:

Puerto Banus – 3 KM

Marbella – 10 KM

Estepona – 10 KM

Benahavis Village – 5 KM

Malaga Airport – 60 KM (40 minutes)

Ronda – 60 KM

Gibraltar – 60 KM

## SUMMARY:

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

2 Bedrooms, 2 Bathrooms, Built 210 m<sup>2</sup>, Terrace 30 m<sup>2</sup>.

Setting : Beachfront, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation, Front Line Beach Complex.

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Orientation : South.

Condition : Excellent, Recently Renovated.

Pool : Communal.

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

Views : Sea, Beach, Panoramic, Garden.

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, Fiber ?Optic.

Furniture ? : ?Fully ?Furnished, Optional.

Kitchen ? : Fully Fitted.

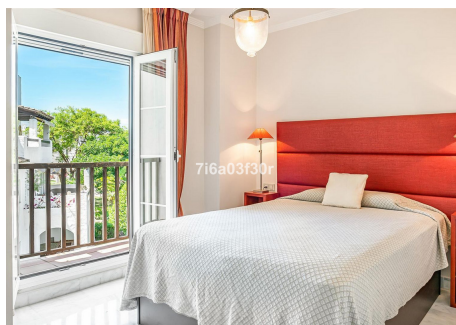
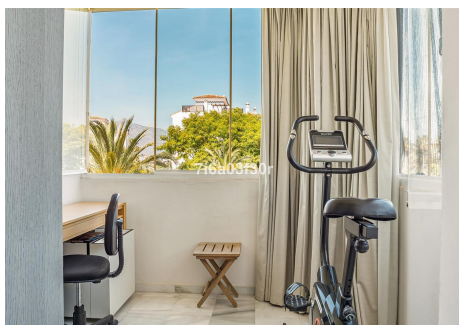
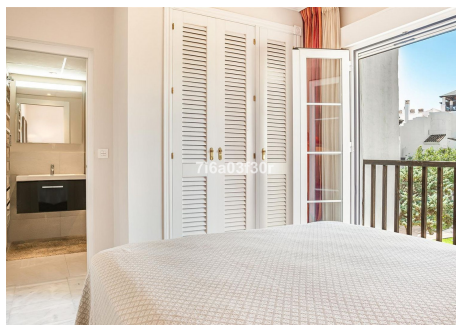
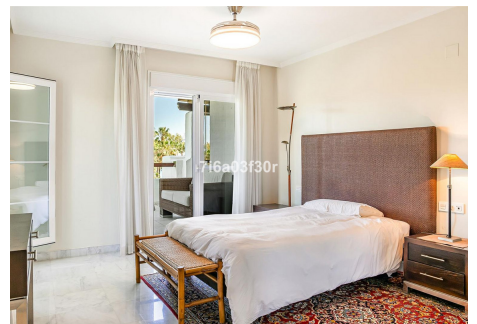
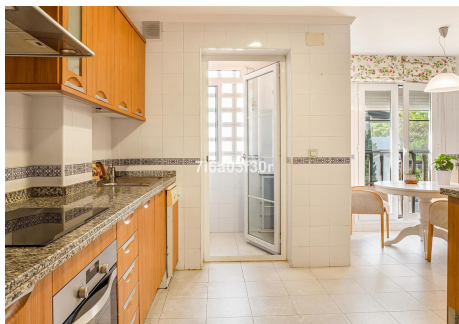
Garden ? : Communal.

Security ? : ?Gated ?Complex, ?Entry Phone, 24 Hour Security.

Parking : ?Underground.

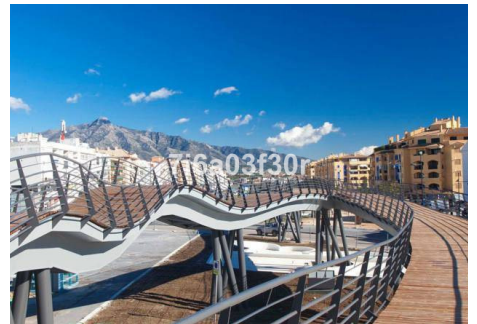
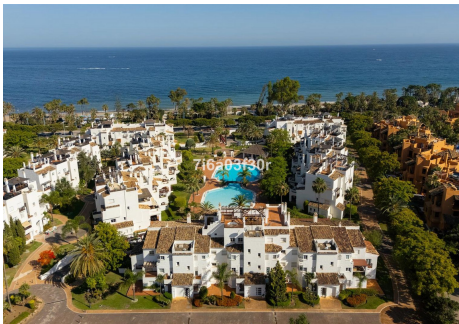
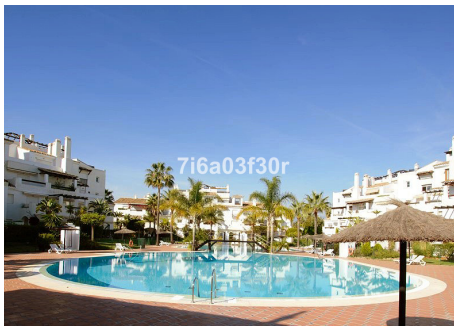
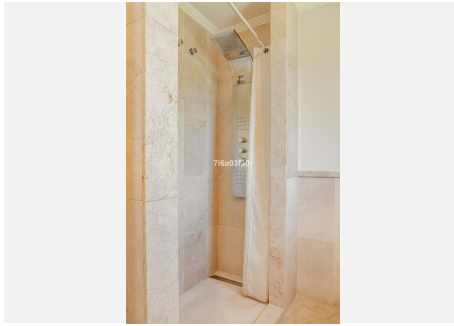
Utilities ? : Electricity, ?Drinkable ?Water.

Category ? : ?Beachfront, ?Holiday ?Homes, ?Resale.



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