



## 2 Bed Apartment For Sale

**€525,000**

**San Pedro de Alcántara, Costa del Sol**

**Ref: R4124983**

A very spacious 2 bedroom, 2 bathroom west facing ground floor apartment next to the beach and promenade in San Pedro, Marbella. Next to the beach promenade with all the good restaurants you find this family friendly gated complex and this west facing spacious apartment. When you enter this apartment (115 m2 built) you feel from first minute that this having good space from the entrance area, the dining area, the living area and out to the 38 m2 terrace. The kitchen has plenty of space to enjoy a breakfast or dinner around a table for four or six persons. Next to the kitchen you find the laundry room for washing machine, dryer and hotwater tank. From the dining and living area you have direct access through the double glass doors to the westfacing bright terrace where you can enjoy t...

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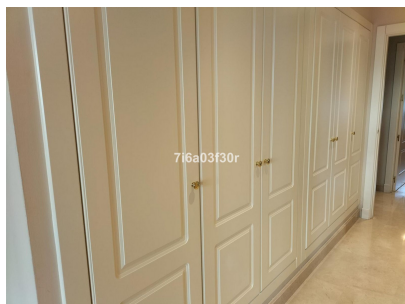
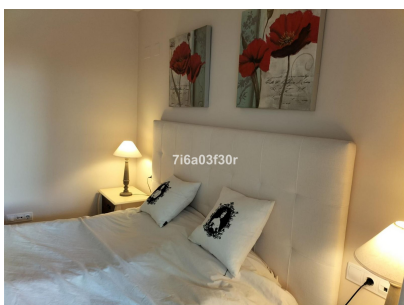
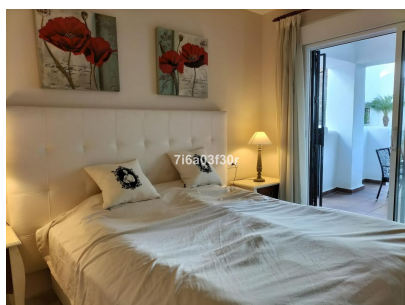
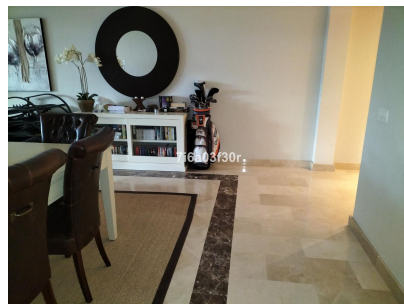
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MARBELLA



# Gallery



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MARBELLA

# Property Description

**Location:** San Pedro de Alcántara, Costa del Sol, Spain

A very spacious 2 bedroom, 2 bathroom west facing ground floor apartment next to the beach and promenade in San Pedro, Marbella.

Next to the beach promenade with all the good restaurants you find this family friendly gated complex and this west facing spacious apartment.

When you enter this apartment (115 m<sup>2</sup> built) you feel from first minute that this having good space from the entrance area, the dining area, the living area and out to the 38 m<sup>2</sup> terrace. The kitchen has plenty of space to enjoy a breakfast or dinner around a table for four or six persons. Next to the kitchen you find the laundry room for washing machine, dryer and hotwater tank.

From the dining and living area you have direct access through the double glass doors to the westfacing bright terrace where you can enjoy the sight of the well kept garden, the pool and the children pool.

The master bedroom also has direct access to the terrace through the double glass doors which also let a lot of light into the bedroom. The master bedroom has ensuite bathrrom with double sink and a bathtub.

The second bedroom has also its own bathroom with shower. From the second bedroom you can access through the double glassdoors to the around 4 m<sup>2</sup> cosy terrace facing to the east and which is a perfect place for your morning coffee.

With this apartment it follows a huge storageroom in the basement and a spacy private parking. The lift can be used from the parking area and right up to the apartment level.

AREA:

SAN PEDRO DE ALCÁNTARA

San Pedro de Alcántara is in an ideal situation, just 10 kilometres west from all the glitz and glamour of Marbella, yet just a few minutes drive away from the natural beauty of the Sierra de Ronda mountain range and 20 km from the town of Estepona. An ancient farming community, once famous for sugar cane, today San Pedro is a refreshingly unspoilt pueblo with an appeal all of its own.

Be sure to head for the central plaza here with its gracious parish church and surrounding narrow streets which are packed with intriguing small shops, sidewalk cafes and bars. Thursday is street market day with all the associated hustle and bustle; a veritable bargain shopper's paradise.

At the lower end of Avenida Maeques del Duero sitting on top of the main coast road (in a 1 km underpass) is the Boulevard park.

A pleasant walk is from the centre of town to the beachfront along the Avenida del Marques del Duero which is a particularly attractive

wide avenue flanked by palm trees. And the modern wide promenade is ideal for continuing your stroll (or skateboarding!) with several excellent chiringuitos (beachside restaurants) specialising in fish dishes. Visit Bora Bora if only for a drink at the bar. It is one of the best beach clubs on the coast, with a superb restaurant and all the usual beach facilities, a tropical paradise. San Pedro also has the last summer fair ( feria ) in Andalucia being in the second week in October.

### The Boulevard

Finished in Late 2014, this part of San Pedro has become the heart of the town. With many new areas and amenities for the family, this new recreational area is constantly busy and is ideally located for some of the more popular eateries in San Pedro.

A long and wide walkway, with footbridges, cycle paths, an amphitheater, fountains, plenty of play areas, 3 good bar/restaurants and with regular events and street markets, the boulevard has rapidly become the place to go for San Pedro residents and tourists.

From the boulevard a pedestrianized street stretches north to the church square with its pretty local church. The street is lined with dozens of cafes for watching the world go by as well as popular and fashionable bars and other more Spanish tapas bars. With plenty of shops, banks, supermarkets as well as gyms and health and beauty facilities, everything in San Pedro is within a 5 or 10 minute walk down its winding streets.

### Nueva Alcántara

Nueva Alcántara is the newer zone to the beach side of the coast road underpass. It has been developed for houses shops, restaurants, hotels. There is a padel club and gym and cafe in the centre. The seafront promenade is a popular location, South from the boulevard, along a wide tree lined avenue is the beach, with plenty of beachside bars and restaurants - "chiringuitos" – it's a popular place on a summer day and at the weekends in the warm and sunny winter days.

San Pedro de Alcántara is one of the most demanded locations on the Costa del Sol for property sales, long term rentals as well as being hugely popular due its convenient location as summer holiday destination.

### DISTANCES:

Approximate distances are:

Puerto Banus - 3 KM

Marbella - 10 KM

Estepona - 10 KM

Benahavis Village - 3 KM

Malaga Airport - 60 KM (around 40 minutes)

Ronda - 60 KM

Gibraltar - 60 KM

Granada - 200 KM

#### SUMMARY:

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

2 Bedrooms, 2 Bathrooms, Built 115 m², Terrace 38 m².

Setting : Beachside, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

Orientation : West.

Condition : Good.

Pool : Communal, Children`s Pool.

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

Views : Garden, Pool.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone.

Parking : Underground, Private.

Utilities : Electricity, Drinkable Water.

Category : Holiday Homes.

# Additional Info

For Sale	Beds: 2	Baths: 2
Type: Apartment	Area: 153 sq m	Garden
Pool	Setting: Beachside	Close To Golf
Close To Shops	Close To Sea	Close To Town
Close To Schools	Urbanisation	Orientation: West
Condition: Good	Pool: Communal	Children`s Pool
Climate Control: Air Conditioning	Hot A/C	Cold A/C
Views: Garden	Pool	Covered Terrace
Lift	Fitted Wardrobes	Private Terrace
Storage Room	Utility Room	Ensuite Bathroom
Marble Flooring	Double Glazing	Furniture: Fully Furnished
Kitchen: Fully Fitted	Garden: Communal	Security: Gated Complex
Entry Phone	Parking: Underground	Private
Utilities: Electricity	Drinkable Water	Category: Holiday Homes

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