

SAN PEDRO DE ALCÁNTARA

535,000 €

REFERENCE R5231548

An Unrivalled Lifestyle Awaits: Exquisite Apartment in Los Almendros 1, San Pedro de Alcántara, Costa del Sol

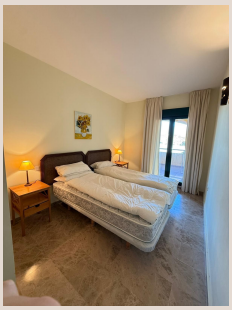
3	3	139 m²	18 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

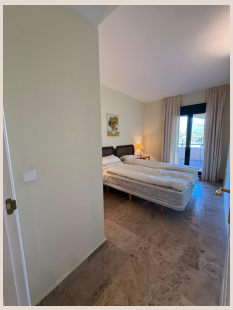












Description

Luxury Realty proudly presents an exceptional opportunity to acquire a pristine apartment within the highly sought-after Los Almendros 1 urbanisation. Nestled in the upscale and vibrant San Pedro de Alcántara district, a jewel of Marbella located in the sun-drenched South of Spain, this residence offers an enviable lifestyle on the world-renowned Costa del Sol. Built in 2001, Los Almendros 1 is a distinguished gated community, celebrated for its impeccable construction quality, tranquil ambiance, and a commitment to providing resort-style living. Residents benefit from meticulously maintained lush tropical gardens, a inviting communal swimming pool, and dedicated 24-hour security, ensuring peace of mind and an environment perfect for families or those seeking an exclusive, luxurious retreat.

The allure of this location is undeniable. You are ideally situated just a short, scenic 10-minute drive from the dazzling glamour of Puerto Banús marina, where luxury yachts, high-end boutiques, and sophisticated dining experiences await. The pristine shores of Playa de San Pedro, with its charming chiringuitos and array of water sports, are equally accessible. For a taste of traditional Andalusian charm, the flower-adorned old town of Estepona is a delightful excursion away. Beyond leisure, essential amenities are moments from your doorstep: leading supermarkets like Mercadona, pharmacies, a plethora of acclaimed restaurants, and the esteemed Laude San Pedro International College, right next door, making daily life effortlessly convenient. With superb A-7 access, exploring the world-class golf courses such as Guadalmina and Atalaya is simple, as is reaching Málaga Airport for international connections.

Discover Los Almendros 1: A Sanctuary of Serenity

Los Almendros 1 is more than just an urbanisation; it’s a lifestyle choice for discerning individuals. The meticulously landscaped gardens create an oasis of calm, providing a beautiful backdrop for relaxation and leisurely strolls. The communal swimming pool serves as a refreshing haven during the warm Andalusian summers, perfect for unwinding or enjoying quality family time. The commitment to resident security, with 24-hour surveillance and controlled access, allows for a truly worry-free existence, fostering a close-knit and exclusive community feel. This prestige, combined with the timeless quality of construction from 2001, ensures a lasting investment in one of Marbella's most cherished addresses.

Embrace the unparalleled advantages of the Costa del Sol, boasting over 300 sunny days a year. This region is a magnet for those seeking a vibrant lifestyle, offering a rich tapestry of cultural experiences, exquisite gastronomy, and endless outdoor pursuits. From championship golf courses designed by legends to equestrian centres, tennis clubs, and miles of breathtaking coastline ideal for sailing or simply basking in the Mediterranean sun, San Pedro de Alcántara positions you at the epicentre of it all. Property values in this coveted area continue to appreciate, driven by strong demand from both permanent residents and a thriving market for luxury holiday rentals, making it a sound investment for the future.

A Home of Impeccable Style and Comfort

Spanning an impressive 139 m² of elegantly designed and meticulously appointed living space, this first-floor residence offers both convenience and sophistication, accessible via a modern lift. Its north-facing orientation is a thoughtful design choice, ensuring optimal comfort during the sun-drenched Andalusian summers by maintaining a consistently pleasant indoor climate, while still benefiting from an abundance of natural light throughout the day. The entire residence has been impeccably maintained and thoughtfully updated to meet contemporary luxury standards.

Step inside to discover a modern, furnished kitchen, equipped with sleek cabinetry and premium appliances, offering both aesthetic appeal and practical functionality for the aspiring gourmet. Climate control is paramount, and this apartment boasts a new, energy-efficient Mitsubishi central air conditioning system, complete with a three-year warranty, guaranteeing year-round comfort. Throughout the property, fitted wardrobes provide ample, discreet storage, maintaining the clean lines and spacious feel of each room. Furthermore, careful adaptations for reduced mobility have been integrated, ensuring comfort and accessibility for all occupants.

The intelligent layout features three spacious bedrooms, each designed as a private haven of rest and tranquility. The master suite, in particular, offers a serene retreat. Complementing these are three contemporary bathrooms, exquisitely finished with premium fixtures and fittings, creating a spa-like ambiance for personal indulgence. The generous living-dining area serves as

the heart of the home, bathed in natural light and offering a versatile space for both intimate family moments and entertaining guests. Seamlessly extending from this main living area is a charming balcony, your private outdoor oasis, perfect for enjoying an alfresco breakfast, evening cocktails, or simply savoring the mild Mediterranean climate.

An Astute Investment Opportunity

Beyond its inherent beauty and prime location, this property represents an astute investment in a thriving and consistently growing market. The demand for high-quality residences in San Pedro de Alcántara, particularly within prestigious urbanisations like Los Almendros 1, remains exceptionally strong. This sustained interest underpins robust property value appreciation, offering a secure and profitable asset for discerning buyers.

For those seeking to maximise their investment, the community's allowance for tourist rentals, upon obtaining the required licence, presents a lucrative opportunity. The region's popularity ensures a high demand for holiday accommodation, making this apartment an ideal choice for generating significant rental returns. Furthermore, this is a debt-free property, fully prepared for immediate occupancy, meaning a seamless and stress-free transition for its new owners. With no outstanding debts or taxes, you can simply move in, embrace the luxurious Costa del Sol lifestyle, or begin generating rental income without delay. It offers an unparalleled combination of elegance, convenience, and outstanding financial potential.

Experience the Luxury Realty Difference

This exquisite apartment embodies the very essence of sophisticated Mediterranean living. Offering elegance, unparalleled convenience, and excellent rental potential, it truly stands out as a premier offering on the Costa del Sol. Luxury Realty invites you to discover this exceptional home. Contact us today to arrange a private viewing and take the first step towards owning your dream property in San Pedro de Alcántara, South of Spain.

Details

Reference	R5231548	Property Type	Apartment
Status	Sale	Price	535,000 €
Bedrooms	3	Bathrooms	3
Build size	139 m²	Plot Size	–
Terrace	18 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Lift, Parking