

SAN PEDRO DE ALCÁNTARA

760,000 €

REFERENCE R5433619

Discover Unrivalled Potential: A Prestigious Apartment in San Pedro de Alcántara, Southern Spain

4	2	170 m²	75 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents a unique investment opportunity within the highly coveted Edificio Atlántico, nestled in the vibrant heart of San Pedro de Alcántara. This exceptionally spacious apartment, boasting four bedrooms, two bathrooms, and an expansive south-west facing terrace, offers an unparalleled canvas for discerning buyers seeking to create a bespoke luxury residence in one of southern Spain's most sought-after locations. With breathtaking sea views and outstanding renovation potential, this property is poised to become a jewel on the Costa del Sol.

An Enviable Address on the Costa del Sol

San Pedro de Alcántara, a charming and increasingly fashionable town in southern Spain, offers a perfect blend of traditional Andalusian character and modern amenities. Its strategic location on the Costa del Sol provides residents with easy access to everything this renowned region has to offer, from the golden beaches to world-class golf courses. Edificio Atlántico holds a prime position directly in the town centre, ensuring that every convenience and delight is mere footsteps away. The vibrant atmosphere of San Pedro, with its array of boutiques, gourmet restaurants, cozy cafés, and essential services, cultivates a truly enviable Mediterranean lifestyle, all within a welcoming and dynamic community.

Expansive Living Spaces & Breathtaking Vistas

This magnificent apartment, built in 1982, spans a generous 170 m² of meticulously designed interior space. The current layout features four well-proportioned bedrooms and two full bathrooms, providing ample accommodation for families, guests, or those requiring dedicated home office space. Abundant natural light floods the interiors throughout the day, thanks to its desirable south-facing orientation, which gracefully extends towards the west. This aspect not only ensures warm afternoon and evening sun but also frames captivating views towards the sparkling Mediterranean Sea, offering a constant reminder of this privileged coastal setting.

Undoubtedly, one of the property's most compelling features is its monumental terrace. Spanning an impressive 75 m² and stretching across the entire width of the apartment, this outdoor sanctuary is an extension of the living space itself. Its south-west orientation ensures optimal sun exposure, making it an ideal spot for al fresco dining, sophisticated entertaining, or simply unwinding in a comfortable lounge area while enjoying the spectacular sunsets over the sea. This vast private outdoor space truly embodies the quintessential Mediterranean lifestyle, offering endless possibilities for relaxation and enjoyment year-round.

A Canvas for Your Dream Home: Exceptional Renovation Potential

Beyond its generous proportions and prime location, this apartment presents an extraordinary renovation opportunity. The current four-bedroom configuration provides immense flexibility, catering to a range of needs from a large family home to a spacious retreat. However, its true potential for transformation lies in the intelligent adaptation of its floor plan. Imagine incorporating one of the bedrooms into the main living area, thereby creating a truly expansive, open-plan living and dining space. This strategic alteration would transform the apartment into a contemporary three-bedroom residence featuring a spectacular, seamless flow between its social areas and direct access to the magnificent terrace.

For those with a vision, this property is a blank canvas awaiting a bespoke luxury renovation. It offers the rare chance to implement high-end finishes, state-of-the-art kitchen and bathroom designs, and custom architectural elements, elevating it to the highest standards of modern luxury living. Such a thoughtful modernization would not only enhance personal enjoyment but also significantly increase the property's market value, solidifying it as a sound investment within San Pedro de Alcántara's competitive real estate landscape. This is an invitation to craft a home that perfectly reflects individual tastes and aspirations, achieving a unique blend of elegance and functionality.

The San Pedro Lifestyle at Your Doorstep

The apartment's central location ensures that the best of San Pedro de Alcántara is within easy reach. From charming local shops and vibrant markets to a diverse culinary scene offering everything from traditional Spanish tapas to international gourmet dining, every amenity is just a stroll away. Reputable schools, healthcare facilities, and various leisure options further enhance

the appeal of this family-friendly yet sophisticated town. The vibrant pulse of the town centre, combined with the tranquility of a residential building, offers the ultimate balance.

Furthermore, the strategic positioning of San Pedro de Alcántara provides seamless connections to the wider Costa del Sol. The golden sandy beaches are just minutes away, offering endless opportunities for seaside leisure. The glamorous marinas of Puerto Banús and the cosmopolitan city of Marbella, with their high-end boutiques and exclusive nightlife, are also easily accessible. For golf enthusiasts, a plethora of championship golf courses are dotted throughout the surrounding area, promising an unparalleled sporting experience. This ensures that residents can effortlessly switch between vibrant urban life, serene beach days, and exhilarating sporting pursuits.

Practical Luxuries & A Sound Investment

An additional practical advantage, particularly valuable in a bustling town centre, is the opportunity for parking in the underground garage at a reduced rate, offering convenience and security for vehicle owners. Financially, the property presents a compelling case: annual IBI including rubbish tax is approximately €1,300, and community fees are around €100 per month. These running costs are remarkably reasonable, especially when considering the apartment's generous size, prime central location, stunning sea views, and its immense potential for value appreciation through renovation.

This exceptional apartment represents a rare opportunity for discerning buyers who prioritize space, natural light, panoramic views, and a prestigious location combined with the exciting prospect of creating a truly personalized luxury home. With the right vision and a thoughtful modernization, this property will undoubtedly be transformed into an outstanding residence: a true jewel in the heart of San Pedro de Alcántara, offering an unparalleled lifestyle on the beautiful southern coast of Spain.

Details

Reference	R5433619	Property Type	Apartment
Status	Sale	Price	760,000 €
Bedrooms	4	Bathrooms	2
Build size	170 m²	Plot Size	–
Terrace	75 m²	Parking places	by request

Features

Air conditioning, Sea views, Alarm system, Parking