

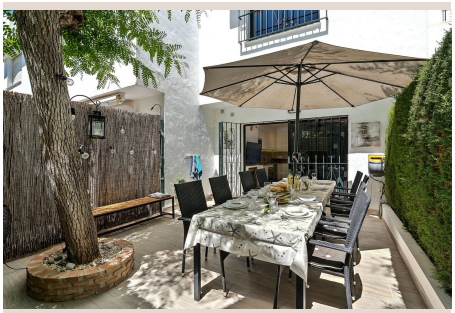
SAN PEDRO DE ALCÁNTARA

845,000 €

REFERENCE R5516776

An Exquisite Coastal Haven: Luxury Townhouse in Guadalvillas, San Pedro de Alcántara

3	3	139 m²	30 m²	29 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE











Description

Welcome to an unparalleled opportunity to acquire a truly magnificent townhouse in Guadalvillas, San Pedro de Alcántara, a jewel nestled within the prestigious Marbella region. This impressive 139 m² residence, presented by Luxury Realty, offers a seamless fusion of contemporary luxury, an enviable beachfront position, and robust investment potential. Perfectly situated in one of the most coveted areas of the Costa del Sol, this property represents the epitome of refined coastal living in Southern Spain.

A Location Beyond Compare: Guadalvillas, San Pedro de Alcántara

The townhouse resides within the highly sought-after Guadalvillas development, an established and tranquil residential enclave renowned for its direct access to the pristine Mediterranean Sea. Imagine stepping out of your home and feeling the sand between your toes within moments. This exclusive location places you not only footsteps from the beach but also within a leisurely stroll of the vibrant heart of San Pedro de Alcántara, specifically the charming Linda Vista area. San Pedro de Alcántara, a picturesque town in Southern Spain, offers an authentic Andalusian experience blended with modern amenities. Its bustling boulevard, traditional tapas bars, gourmet restaurants, boutique shops, and excellent international schools make it an ideal setting for both permanent residency and luxurious getaways. Furthermore, its strategic position provides effortless access to the glitz and glamour of Puerto Banús, the championship golf courses of Nueva Andalucía, and the sophisticated allure of Marbella’s Golden Mile, ensuring every desire is catered for.

Meticulously Renovated for Discerning Tastes

Every detail of this townhouse has been thoughtfully considered and meticulously executed during its comprehensive renovation. Transformed to the highest standard, the property presents a like-new condition, exuding modern elegance and sophisticated comfort. From premium fixtures and fittings to state-of-the-art appliances, the interior design boasts a clean, contemporary aesthetic that maximises natural light and creates an inviting ambiance. The entire residential complex has also undergone recent enhancements, having been repainted less than a year ago, ensuring a pristine and well-maintained environment for all residents. This turnkey property is ready for immediate enjoyment, offering a luxurious lifestyle without the need for any further work.

Unrivalled Features for Luxurious Living

Step inside to discover a spacious and intelligently designed layout. The heart of the home is a bright and airy open-plan living area, where a modern, fully-equipped kitchen seamlessly integrates with the expansive living room, creating an ideal space for entertaining and family life. Accommodation is generously proportioned, with each bedroom offering ample space to comfortably accommodate a double bed, ensuring ultimate relaxation. Privacy and convenience are paramount, as every bedroom benefits from its own connected en-suite bathroom, providing a private sanctuary for residents and guests alike.

The allure extends outdoors with a magnificent private garden, a verdant oasis directly accessible from the living area. This generous outdoor space offers abundant room for alfresco dining and entertaining, comfortably accommodating 10-12 guests for memorable gatherings under the Mediterranean sky. From your private garden, a gate provides direct access to the beautifully maintained communal courtyards, which feature two large, sparkling swimming pools – perfect for a refreshing dip or sunbathing in a serene setting. The crowning glory of this exceptional property is its spectacular rooftop terrace and solarium. Thoughtfully divided into two distinct zones, it offers an outdoor dining area for elevated culinary experiences and a dedicated sunbathing zone for ultimate relaxation. Complete with a convenient outdoor shower and breathtaking views of the iconic La Concha mountain, this rooftop haven is perfect for enjoying Marbella's glorious climate and unforgettable sunsets.

Security and Serenity in an Exclusive Setting

Guadalvillas offers residents an exceptional level of peace of mind. This gated residential complex benefits from 24/7 security, featuring a staffed security booth and round-the-clock surveillance. This robust security infrastructure ensures a safe and tranquil environment, allowing you to fully relax and enjoy your luxurious surroundings without any concerns. The well-maintained communal areas and secure perimeter contribute to a sense of community and exclusivity that is highly sought after in this prestigious region.

An Investment Beyond Compare

For the astute investor, this townhouse presents an exceptionally compelling opportunity. The property holds a coveted and valid tourist rental licence, a significant asset in the competitive Marbella market. This is complemented by an outstanding rental track record, consistently achieving high occupancy rates and robust returns over several years. This proven performance makes the property an ideal choice not only for those seeking a luxurious and private home by the sea but also for discerning investors looking for a secure property investment with strong, reliable rental income potential. Combining a prime location, exquisite renovation, and a lucrative rental history, this townhouse truly offers the best of both worlds.

Details

Reference	R5516776	Property Type	Terraced Townhouse
Status	Sale	Price	845,000 €
Bedrooms	3	Bathrooms	3
Build size	139 m²	Plot Size	30 m²
Terrace	29 m²	Parking places	by request

Features

Beachfront, Pool, Air conditioning, Sea views, Mountain views, Private garden, 24H Security, Parking, Holiday Home, Investment, Resale