

SAN PEDRO DE ALCÁNTARA

440,000 €

REFERENCE R5528509

An Unparalleled Redevelopment Gem in San Pedro de Alcántara: Your Gateway to Mediterranean Luxury and Investment

3	2	140 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents a truly exceptional investment opportunity nestled in the vibrant heart of San Pedro de Alcántara, a jewel on Spain's illustrious Costa del Sol. This traditional townhouse stands as a beacon of potential, perfectly positioned in one of the most sought-after and authentically charming enclaves of Southern Spain. Just a whisper away from the prestigious Avenida Marqués del Duero and the picturesque, historic «Plaza de la Iglesia», this property offers more than just a location; it offers a lifestyle and a blueprint for lucrative returns.

San Pedro de Alcántara, located in the sun-drenched south of Spain, embodies the quintessential Andalusian spirit, seamlessly blending rich traditions with modern sophistication. It’s a town celebrated for its beautiful tree-lined avenues, bustling local markets, exquisite gastronomy ranging from traditional tapas bars to high-end dining, and a warm, welcoming community atmosphere. Its strategic position offers unparalleled convenience: mere minutes from the glamorous marinas of Puerto Banús, the upscale boutiques and golf courses of Marbella, and pristine Mediterranean beaches that stretch for miles. Investing here means investing in a dynamic region renowned for its consistent appeal to both discerning residents and a sophisticated international clientele.

The Quintessential San Pedro Lifestyle at Your Doorstep

Imagine a life where every convenience is within effortless reach. From this prime address, residents can stroll to an array of local amenities, including charming boutiques, gourmet grocery stores, essential services, and a vibrant selection of cafes and restaurants that spill onto sun-drenched terraces. The iconic "Bulevar de San Pedro" offers recreational spaces and cultural events, fostering a lively community spirit. For beach lovers, the golden sands and tranquil waters of the Mediterranean are just a short, pleasant walk or cycle away, offering endless opportunities for relaxation and water sports. This unparalleled accessibility underscores the inherent value and desirability of the property's location, making it an ideal choice for creating premium residential units that cater to those seeking convenience, charm, and coastal allure.

A Canvas of Traditional Charm Awaiting Transformation

The existing townhouse exudes a timeless charm, offering a solid foundation for its next chapter. Currently, it features a comfortable layout comprising three well-proportioned bedrooms, two bathrooms, a functional kitchen, and a spacious living room that benefits from the warmth and character of a traditional fireplace – a perfect setting for intimate gatherings. One of its most appealing features is the private rooftop solarium terrace, a sun-drenched sanctuary offering potential for serene outdoor living, al-fresco dining, or simply enjoying the idyllic Costa del Sol climate. While perfectly habitable in its current form, the true allure of this property lies in its extraordinary potential for redevelopment, presenting a unique opportunity for visionary investors.

Unlocking Vision: The Redevelopment Potential

What truly sets this offering apart is its remarkable versatility and inherent capacity for transformation. Subject to the necessary planning regulations, licences, and approvals from local authorities, this substantial plot holds the exciting prospect of being redeveloped into up to three independent, modern apartments. This potential conversion allows for the creation of multiple revenue streams, catering to the high demand for premium residential units in this highly sought-after area. Each potential apartment could be meticulously designed to offer contemporary living spaces, state-of-the-art amenities, and perhaps private terraces or balconies, appealing to a diverse market segment, from luxury holiday rentals to sophisticated year-round residences.

Picture chic urban apartments, each a haven of modern design, featuring high-end finishes, open-plan living areas, and an abundance of natural light, reflecting the aspirational lifestyle of San Pedro de Alcántara. This strategic division maximises the property's footprint and its return on investment, allowing for a creative approach to residential development that can cater to both short-term rental markets and long-term residents seeking an exclusive address. The existing structure provides an excellent starting point, enabling architects and developers to craft a bespoke project that integrates seamlessly with the charming local aesthetic while offering all the conveniences of contemporary luxury.

An Investment Ripe for Opportunity

This is more than just a property; it's a strategic investment in one of Southern Spain's most established and desirable locations. The demand for quality accommodation in San Pedro de Alcántara consistently outpaces supply, driven by its enduring appeal to an international community and its vibrant local scene. Acquiring a property with such significant redevelopment potential in such a prime, central location is a rare occurrence. For discerning investors and developers looking to undertake a prestigious renovation project with the promise of substantial capital appreciation and robust rental yields, this townhouse represents an unmissable chance to leave an indelible mark on San Pedro's luxury real estate landscape.

Luxury Realty invites you to explore this exceptional offering. Embrace the opportunity to create a legacy, crafting desirable residential units that will thrive in a market known for its stability and growth. The potential for this property to evolve into a collection of high-value independent apartments positions it as a cornerstone asset in any serious investment portfolio focused on the Costa del Sol. This is your moment to acquire a property with a proven location and boundless future possibilities.

Please note: The potential conversion into independent apartments is strictly subject to the confirmation of planning feasibility and the acquisition of all necessary licences and approvals from the relevant municipal and regional authorities. Prospective buyers are advised to conduct their own due diligence in this regard.

Details

Reference	R5528509	Property Type	Terraced Townhouse
Status	Sale	Price	440,000 €
Bedrooms	3	Bathrooms	2
Build size	140 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Investment