+34 604 489 646
info@luxury-realty.com
luxury-realty.com



SAN PEDRO DE ALCÁNTARA

498 500 €

[redacted] R5032216

[redacted] San Pedro De Alcántara

6	2	260 m²	137 m²
[redacted]	[redacted]	[redacted]	[redacted]













■■■■■■■■

EXCLUSIVE PENTHOUSE WITH A 137 M² PRIVATE TERRACE IN SAN PEDRO DE ALCÁNTARA, MARBELLA A RARE PROPERTY IN THE HEART OF TOWN | 6 BEDROOMS | TOURIST RENTAL LICENCE | PROVEN HIGH RENTAL RETURNS Magnificent and bright penthouse with 123 m² of built area, featuring 6 bedrooms, 2 full bathrooms and a spectacular 137 m² private terrace. An exceptional combination rarely found in the heart of San Pedro de Alcántara. Ideal for both investors seeking a property with proven rental returns and families looking for spacious accommodation, comfort and an extraordinary outdoor area. TOURIST RENTAL INVESTMENT WITH PROVEN RETURNS The property is currently operating as tourist accommodation, with rooms rented individually through Airbnb and Booking. It benefits from a VALID TOURIST RENTAL LICENCE, an occupancy rate exceeding 90% according to its rental history, and excellent, verifiable annual rental returns. An opportunity to acquire a property with an established tourist rental business and a proven income history. SPECTACULAR 137 M² PRIVATE TERRACE The main highlight of this property is its extraordinary 137 m² private terrace, a true luxury that is difficult to find in the centre of San Pedro de Alcántara. An ideal space to enjoy the Costa del Sol climate, create relaxation areas, an outdoor dining space or a sunbathing area, adding significant value for both residential and tourist rental use. PRIME LOCATION Located on Calle Córdoba, in the heart of San Pedro de Alcántara, surrounded by supermarkets, restaurants, shops, schools and all essential amenities. Excellent location with convenient connections to Puerto Banús, Marbella and the rest of the Costa del Sol. APPROVED LIFT INSTALLATION PROJECT The property is situated on the fourth floor, currently without a lift. The owners' community has approved the lift installation project, with an estimated completion timeframe of one to two years, offering interesting potential for future capital appreciation. KEY FEATURES - 6 bedrooms and 2 full bathrooms. - 123 m² built area. - 137 m² private terrace. - Valid tourist rental licence. - Established tourist rental business currently operating. - Occupancy rate exceeding 90%. - Proven rental returns. - Excellent natural light and ventilation. - Fourth floor without a lift. - Lift installation project approved by the owners' community. A UNIQUE OPPORTUNITY IN SAN PEDRO DE ALCÁNTARA It is rare to find a penthouse in the heart of town combining six bedrooms, a private terrace of this size and a valid tourist rental licence. A distinctive property offering an exceptional combination of location, space ■and ■investment ■potential ■in one ■of ■Marbella's ■most ■attractive ■areas. Contact us ■for ■detailed rental ■performance ■information or ■to ■arrange ■a ■viewing. A rare property ■that ■truly ■deserves ■to ■be ■seen!

■■■■■■

■■■■■■■■	R5032216	■■■ ■■■■■■■	■■■■■■■■
■■■■■■	■■■■■■■	■■■■	498 500 €
■■■■■■■	6	■■■■■■	2
■■■■■■■	260 m²	■■■■■■■	–
■■■■■■■	137 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■■■■, ■■■■■■■■■■, ■■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella