



**3 bedroom apartment for sale in beachfront, gated complex a few steps from the beach in San Pedro, Marbella**

Marbella Area

🏠 Apartment 📏 Plot 60 m<sup>2</sup> 🏠 Built 166 m<sup>2</sup> 🏠 Terrace 13 m<sup>2</sup> 🛏 3 🚿 2 # Ref. 156325

🏠 875.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Beautiful duplex ground floor apartment for sale in complex a few metres from the beach in San Pedro, Marbella

### PROPERTY HIGHLIGHTS

- High-end complex a few steps from San Pedro's lively promenade.
- Gated with 24-hour security service.
- 3, possibly 4 bedrooms, 3 bathrooms.
- Potentially high yield.

### THE LOCATION

- Located in a gated complex just steps from the beach with access to the beach and to the animated promenade dotted with cosy chiringuitos.
- All necessary amenities can be reached by walking.
- Besides a 24-hour security service, the complex also enjoys lush gardens and a communal swimming pool.
- 5 minutes from Puerto Banus with its famous port and shops, 10 minutes from Marbella where you can enjoy the vibrant, social, Spanish lifestyle.

### THE APARTMENT

#### In figures:

Built-up area: 166m<sup>2</sup>  
Garden: 60m<sup>2</sup>  
Terrace area: 13m<sup>2</sup>  
3 bedrooms  
2 bathrooms  
1 guest toilet  
2 living levels

#### Description:

- Garden apartment with 2 floors located in a beach complex.

- West facing.
- Living area equipped with a lounge with fireplace and access to the garden.
- Adjoining a spacious, functional kitchen, fully equipped with a breakfast nook.
- Further on the ground floor a bedroom with an en-suite bathroom.
- Upstairs, there are 2 bedrooms with a shared bathroom.
- **The house can easily be converted into 4 bedrooms if needed.**
- An attached, covered terrace features a lounge area and dining table.
- **The private garden is enclosed by high, mature plants providing privacy.**
- From the garden there is direct access to the communal gardens and swimming pool.

### **Other features:**

Air conditioning.  
Traditional wood burning fireplace.  
Marble floors.  
Operable awnings on the terrace.  
Fitted wardrobes.



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