



## M?STSKÝ D?M 3 LOŽNICE

📍 San Pedro de Alcántara

**REF# R4743079 – 448.000€**

IBI

350 €/YEAR

Garbage

90 €/YEAR

Community

168 €/YEAR



3

Ložnice



2

Koupelny



90 m<sup>2</sup>

Built



10 m<sup>2</sup>

Terrace

Magnificent investment opportunity available for sale: house for renovation on the Boulevard of San Pedro de Alcántara.

This property, with its privileged location, offers exceptional potential for those who wish to create their dream home or develop a lucrative investment project. Located in one of the most sought-after areas of San Pedro de Alcántara, this villa offers a solid foundation for a significant renovation and a promising return on investment.

Currently the house consists of the entrance patio, hallway, living room, kitchen, two bathrooms, three bedrooms and the backyard with the stairs to go up to the terrace. However, it can be expanded with an additional floor and solarium.

The Boulevard of San Pedro de Alcántara is known for being the epicenter of urban and cosmopolitan life in the town, with a wide range of restaurants, cafes, design shops and luxury boutiques just a short walk away. Plus, enjoy convenient proximity to the region's golden sand beaches and world-renowned golf courses. A very important fact is that it has no community fees.

As for public transport, the closest metro lines are lines 1 and 2, with stops in San Pedro de Alcántara and Guadalmina respectively. In addition, commuter lines C-1 and C-2 are also available at the San Pedro de Alcántara station. For those who prefer the bus, lines 1, 2 and 3 are the closest to the location of this property.

Don't miss this unique investment opportunity in the best area of San Pedro de Alcántara. Contact us today for more details and start shaping your next successful real estate project!

