



## PŮZEMNÍ APARTMÁN 1 BEDROOMS

📍 San Pedro de Alcántara

**REF# R4859548 – 365.000€**

IBI

646 €/YEAR

Garbage

66 €/YEAR

Community

1212 €/YEAR



1

Ložnice



1

Koupelny



73 m<sup>2</sup>

Built



37 m<sup>2</sup>

Terrace

Magnificent Opportunity in Marbella – Bright Apartment Just 100 Meters from the Sea

This fantastic 90 m<sup>2</sup> apartment is located in one of the most exclusive areas of Marbella, in Nueva Alcántara, just 100 meters from the sea. It's the perfect property for a small family or for investors looking

for high rental returns. Main Features: Area: 90 m<sup>2</sup> built Bedrooms: Originally 2, now converted into 1 spacious bedroom Bathroom: 1 Terrace: 40 m<sup>2</sup> with views of the pool, perfect for enjoying the sun South-facing, ensuring natural light throughout the day Built in 2015, in excellent condition Prime Location: Just steps away from the Laude International School Next to the Nueva Alcántara Gym-Padel Club A few minutes from the promenade, ideal for walks or outdoor sports Amenities and Services: Communal pool and large green areas Air conditioning and individual electric heating Concierge and security for your peace of mind Building with disabled access and elevator Optional Garage: The price of the apartment does not include a garage, but it's recommended to purchase it for €25,000. This is a unique opportunity to acquire a property in one of the most sought-after areas of Marbella, whether as a permanent residence or as an investment for rental income. Don't miss out! Contact us for more information or to schedule a visit.



