



## PENTHOUSE MIT 2 SCHLAFZIMMER

📍 San Pedro de Alcántara

**REF# R4786957 – 590.000€**

IBI

646 €/JAHR

Müll

185 €/JAHR

Wohngeld

2316 €/JAHR



2

Schlafzimmer



2

Bäder



84 m<sup>2</sup>

Built



15 m<sup>2</sup>

Terrace

### LOCATION LOCATION LOCATION

Welcome to Penthouse Castiglione, an exquisite top-floor residence that effortlessly combines luxury and comfort in the sought-after area of San Pedro de Alcántara, Marbella. This refined two-bedroom, two bathroom penthouse, covers an expansive 87m<sup>2</sup> with the interiors measuring 81m<sup>2</sup>. Constructed in 1989,

the property embodies a Scandinavian design ethos, highlighted through sleek finishes and functional yet elegant furnishings.

Situated in the prestigious community of Urb Castiglione, this property is just a few meters walking from the beach. The west-facing terrace presents tranquil mountain and pool views and some spectacular sun sets, creating a serene environment for relaxation. The urbanisation boasts luxurious botanic gardens and two large swimming pools, making it an ideal setting for both leisure and entertainment. Residents enjoy close proximity to essential amenities, with local shops and schools only a short drive away, ensuring utmost convenience.

The architectural design of Penthouse Castiglione features modern, clean lines and high-quality materials such as marble floors, enhancing its timeless appeal. The spacious layout is designed for both comfort and style and includes a well-appointed kitchen, dining area, and living room on the ground floor. These living spaces open onto the west-facing terrace, inviting natural light and offering an indoor-outdoor living experience. The rooftop terrace further extends the living space and includes a lounging area complete with sunbeds and a shower, perfect for private relaxation or hosting gatherings.

Developed by a reputable builder committed to quality and aesthetics, the property exudes meticulous attention to detail. Although specific details about the architect are not available, the professional design and space planning speak volumes about the care and expertise involved in creating this home. The fully furnished terrace, adorned with a barbecue and dining set, makes for delightful alfresco dining experiences against the backdrop of breathtaking views. The communal swimming pools and parking facilities add to the list of conveniences, ensuring every need is met within the development.

Living in Penthouse Castiglione means embracing a lifestyle marked by tranquility and exclusivity. Every interaction within this property, from basking in the flood of natural light through expansive windows to enjoying a quiet evening on the terrace, creates a serene retreat from the hustle and bustle outside. The thoughtful amenities, coupled with the sophisticated interior, promise not only comfort but also an enriched living experience. The blend of beauty and convenience makes it a perfect sanctuary for those seeking proximity to urban conveniences without sacrificing peace.

Located in the neighbourhood of Castiglione in San Pedro Playa, this area is known for its balanced mix of amenities and residential comfort. The nearest beach, Playa de San Pedro de Alcántara, is a short walk and offers a relaxed environment with clear waters, well-maintained promenades, and various beach bars.

For sports enthusiasts, the Nueva Alcántara Club ( NAC) offers top-notch facilities for padel and gym ( The I/O ) , while the San Pedro Football Stadium is perfect for football fans and local sports events. Dining options include the popular restaurant Nuevo Reino, which serves Mediterranean cuisine on the beach, Restaurante El Ancla known for its delectable seafood and seaside views, and Playa Nini which provides a beachfront dining experience with an assortment of Mediterranean dishes.

Shopping needs are well catered to with the nearby Centro Comercial La Colonia, a shopping center featuring a variety of shops, cafes, and essential services. The Mercado Municipal de San Pedro de Alcántara provides fresh produce, meats, and local delicacies, perfect for daily shopping.

Families with children will appreciate the proximity to prestigious schools such as Laude San Pedro

International College, offering a comprehensive education from early years to secondary school, and CEIP Al-Ándalus, a reputable local public primary school recognised for its community involvement and quality education.

Transport connectivity is excellent with several bus lines such as L-4 and Marbella Bus Services facilitating easy access across Marbella and other parts of the Costa del Sol. The road network, including the A-7 and AP-7 highways, ensures smooth connections to Marbella, Estepona, and Málaga.

Additional attractions in the area include the Boulevard de San Pedro, a favourite spot with playgrounds, fountains, and cafes, ideal for family outings and leisurely strolls. The Paseo Marítimo de San Pedro is perfect for jogging, cycling, or walking while enjoying the beautiful views of the Mediterranean. The Parque de los Tres Jardines, a well-maintained park, offers a green escape in the urban setting, excellent for picnics and outdoor activities.

For healthcare needs, Clinica del Rio is a private clinic offering a range of medical services and consultations nearby.

In summary, Penthouse Castiglione not only provides a luxurious and comfortable residence but also immerses you in a lifestyle enriched with convenience and tranquility. This property in San Pedro de Alcántara offers a perfect balance for those who desire modern living without distancing themselves from nature and urban amenities.



