



# Townhouse in San Pedro de Alcántara

Price € 599,000

Bedrooms	4
Bathrooms	2
Build Size	170 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Plot Size	246 m <sup>2</sup>

## ORIENTATION

✓ South

## CONDITION

✓ Good

## CLIMATE CONTROL

✓ Air Conditioning

✓ Fireplace

## FEATURES

✓ Private Terrace

House divided into two independent apartments in the heart of San Pedro Alcántara

Excellent investment opportunity or family home in a prime central location in San Pedro Alcántara, just a few minutes' walk from the main street and the Boulevard, with easy access to all amenities.

The property is distributed into two independent apartments:

Ground floor apartment (84 m<sup>2</sup>):

- 2 bedrooms
- 1 bathroom
- Kitchen
- Private patio

Duplex apartment (85 m<sup>2</sup>):

- 2 bedrooms
- 1 bathroom
- Kitchen
- Spacious 50 m<sup>2</sup> terrace

Located in an unbeatable area close to all amenities including shops, bars, restaurants, public transport, and leisure areas, this property offers both comfort and convenience.

In addition, it is only 10 minutes by car from Puerto Banús and 15 minutes from Marbella, providing excellent access to some of the most exclusive areas of the Costa del Sol.

A unique opportunity to enjoy spacious living in the centre of San Pedro with flexibility, privacy, and an excellent

location.

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# GALLERY







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