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Reference BIS3229756

Middle Floor Apartment

Price € 439,000

Marbella

Costa del Sol

Spain

Bedroom: 2

Bathroom: 2

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#### SAN PEDRO, MARBELLA:

Maybe one of the best 2 bedroom apartments in San Pedro, beachside with nice panoramic sea views and to the tropical garden.

#### PROPERTY:

Large apartment in one of the most popular and gated community in the heart of Nueva Alcántara, just minutes from the beach and surrounded by all kinds of restaurants, shops, etc ...

It has 2 spacious bedrooms and 2 bathrooms. Nice and large living room with direct access to the beautiful terraces with panoramic views to sea and the tropical garden with the pools. Ideal to enjoy the fantastic climate of the Costa del Sol. Fully equipped kitchen with all necessary appliances. The apartment comes with 1 parking space with direct access to the apartment with the lift .

The community are in the process to make a gymnasium (fitness center) for the owners.

#### AREA:

San Pedro de Alcántara is a thriving town located just 10 minutes West of Marbella yet has retained its small town charm despite a considerable rise in popularity and facilities.

10 minutes from Marbella, 5 from Puerto Banús, 10 minutes from Estepona and 45 minutes from Malaga or Gibraltar airport, it occupies a fantastic location in the middle everything yet quiet and relaxed.

The central point of the town is the recently finished Boulevard de San Pedro. A long and wide walkway, with footbridges, cycle paths, an amphitheater, fountains, plenty of play areas, 3 good bar/restaurants and with regular events and street

markets, the boulevard has rapidly become the place to go for San Pedro residents and tourists. From the boulevard a pedestrianized street stretches north to the church square with its pretty local church. The street is lined with dozens of cafes for watching the world go by as well as popular and fashionable bars such as La Sala and other more Spanish tapas bars. With plenty of shops, banks, supermarkets as well as gyms and health and beauty facilities, everything in San Pedro is within a 5 or 10 minute walk down its winding streets.

South from the boulevard, along a wide tree lined avenue is the beach, with a wide and long promenade with an equally spacious beach. With plenty of beachside bars and restaurants - "chiringuitos" – it's a popular place on a summer day and at the weekends in the warm and sunny winter days.

San Pedro also has the distinction of hosting the last summer fair (feria) in Andalucia, celebrating its patron Saint during the second week in October.

Within a short drive is the small white village of Benahavis and the beauty of the Sierra de Las Nieves and Serrania de Ronda natural parks, with plenty of hiking and mountain biking trails as well as pretty white villages and fantastic scenery. A refreshingly un-spoilt town, with recent developments only adding to the excitement and appeal of the town, San Pedro de Alcántara is one of the most demanded locations on the Costa del Sol for property sales, long term rentals as well as being hugely popular due its convenient location as summer holiday destination.

#### BOULEVARD:

Finished in Late 2014, this part of San Pedro has become the heart of the town. With many new areas and amenities for the family, this new recreational area is constantly busy and is ideally located for some of the more popular eateries in San Pedro. A long and wide walkway, with footbridges, cycle paths, an amphitheater, fountains, plenty of play areas, 3 good bar/restaurants and with regular events and street markets, the boulevard has rapidly become the place to go for San Pedro residents and tourists.

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#### DISTANCES:

Approximate distances are:

Malaga Airport - 35 minutes

Puerto Banus - 3 KM

Marbella - 10 KM

Estepona - 10 KM

Benahavis Village - 20 KM

Ronda - 60 KM

Gibraltar - 60 KM

Granada - 200 KM

#### SUMMARY:

Middle Floor Apartment, San Pedro de Alcántara, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 115 m2;, Terrace 20 m2;.

Setting : Town, Beachside, Mountain Pueblo, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation.

Orientation : South West.

Condition : Excellent, Good.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Central Heating.

Views : Sea, Panoramic, Garden, Pool, Courtyard.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, ADSL / WIFI, Gym, Ensuite

Bathroom, Disabled Access, Marble Flooring, Double Glazing, Near Church.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Communal, Landscaped.

Security : Gated Complex, Entry Phone, 24 Hour Security, Safe.

Parking : Underground, Garage, Covered, Private.

Utilities : Electricity, Drinkable Water, Gas.

Category : Holiday Homes, Investment, Resale.

