



## Middle Floor Apartment for sale in San Pedro de Alcántara, Marbella

**395,000 €**

Reference: R5302522   Bedrooms: 4   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 3m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Bright 8th-Floor Apartment with Sea Views in the Heart of San Pedro Boulevard

Located in one of the most sought-after areas of San Pedro Alcántara, right on the Boulevard, this spacious eighth-floor apartment enjoys a southwest orientation and lovely open views of the sea and surrounding area.

The property stands out for its natural light and sense of space. The living-dining area connects seamlessly with the kitchen through a practical peninsula layout, creating an open-plan and functional living space, ideal for both everyday living and entertaining.

The apartment currently offers 4 exterior bedrooms. Two of them have been combined to create a larger bedroom, while still maintaining separate entrances, making it easy to revert to the original four-bedroom layout if desired. There are also 2 fully tiled bathrooms with walk-in showers.

The property is ready to move into, but it also represents an excellent investment opportunity. Homes of this type in the area can achieve rental yields of around 5%, thanks to the strong demand for long-term rentals.

The location is undoubtedly one of its greatest strengths: surrounded by shops, restaurants, schools, and all amenities, and just a 20-minute walk to the beach. In such a central area, a car is not essential for daily life.

The apartment does not include a parking space; however, street parking is available nearby, and there is the option to rent a space in the public parking in the center of San Pedro, with both 24-hour and nighttime rental options.

A spacious, well-located home with beautiful views and strong investment potential.



## Features:

Features	Orientation	Views
Lift	South	Sea
Near Transport	West	Panoramic
Fitted Wardrobes		Urban
Setting	Condition	Furniture
Commercial Area	Good	Part Furnished
Close To Port		
Close To Sea		
Close To Shops		
Close To Schools		
Town		
Kitchen	Security	Parking
Fully Fitted	Gated Complex	Street
Utilities	Category	
Electricity	Investment	
Drinkable Water	Cheap	
	Resale	