



MARBELLA  
C R I B S  
G R O U P

## 4 Bedroom Beachside Townhouse in San Pedro de Alcantara

1.395.000€



**Ref**  
MCG1461

**Beds**  
4

**Baths**  
3

**Plot**  
N/A

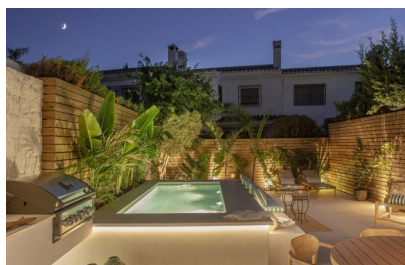
**Built**  
196 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1461
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	196 m <sup>2</sup>
<b>Terrace</b>	70 m <sup>2</sup>
<b>Price</b>	1.395.000€
<b>Location</b>	Marbella City





## About this property

Welcome to this superbly refurbished two-story townhouse in a highly sought-after location in San Pedro de Alcántara, just a mere 500 meters from the beach, with a plethora of restaurants and shops conveniently situated in the vicinity.

This townhouse has undergone a meticulous renovation, showcasing a remarkable attention to detail, resulting in a distinctive and tasteful ambiance. The living space is thoughtfully distributed across two floors, in addition to a basement and garage. Upon entering, you'll encounter an expansive open-plan kitchen seamlessly connecting to the dining and living area, distinguished by its lofty ceilings, large windows that open up to the garden, and captivating stone walls. The garden and terrace area are an oasis of relaxation, featuring a private pool, sun deck, outdoor shower, and barbecue facilities for delightful al fresco dining.

On the upper floor of the residence, you'll find four bedrooms, including the luxurious primary suite. The primary suite boasts lofty ceilings, expansive windows overlooking the pool, and a custom-made open walk-in closet in gleaming white lacquered oak. This leads to the exquisite en-suite bathroom adorned with travertine stone, showcasing a spacious double sink and an elegant double shower with brass accents.

The three generously proportioned guest bedrooms are equipped with double beds and fitted white oak wardrobes. These bedrooms share a meticulously designed family bathroom, featuring travertine elements and underfloor heating for ultimate comfort.

The basement houses a practical laundry room and provides direct access to a spacious underground garage accommodating two vehicles. The community is securely gated and shares a well-maintained garden area with a communal pool. Beyond the community gates, you'll find a variety of restaurants, bars, and a sizable supermarket. A brief stroll will lead you to the enchanting beach promenade, making this an unbeatable location for those seeking the convenience of proximity to all amenities.

## Contact Us

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