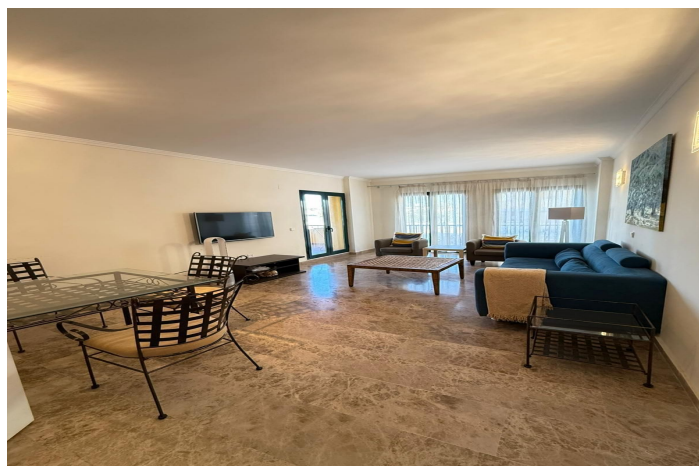




# Apartment mit mittlerer Etage zum Verkauf in Cortijo Blanco, Marbella

535.000 €

Referenz: R5231548 Schlafzimmer: 3 Badezimmer: 3 Garten: 139m<sup>2</sup> Terrasse: 35m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Immaculate Apartment in the Prestigious Los Almendros 1 Urbanisation, San Pedro de Alcántara – Ready to Move In! Seize this exceptional opportunity to own a pristine apartment in the exclusive Los Almendros 1 urbanisation, nestled in the upscale San Pedro de Alcántara district of Marbella on the sun-kissed Costa del Sol. This gated community, built in 2001 and renowned for its serene atmosphere and high-quality construction, offers resort-style living with lush tropical gardens, a communal swimming pool, and 24-hour security—perfect for families or those seeking a luxurious retreat. Ideally located just a short drive from the glamorous Puerto Banús marina (10 minutes), pristine beaches like Playa de San Pedro, and the flower-adorned old town of Estepona, it&apos;s moments from essential amenities: supermarkets like Mercadona, pharmacies, restaurants, and the esteemed Laude San Pedro International College right next door. With easy A-7 access to world-class golf courses such as Guadalmina and Atalaya, and Málaga Airport, embrace over 300 sunny days a year in one of Marbella&apos;s most coveted areas, where property values continue to appreciate amid strong demand for holiday rentals.

Spanning 139 m<sup>2</sup> of bright, functional space on the first floor with convenient lift access and a north-facing orientation for comfortable temperatures, this impeccably maintained residence has been thoughtfully updated: a modern furnished kitchen, new energy-efficient Mitsubishi central air conditioning with a three-year warranty, fitted wardrobes, and adaptations for reduced mobility. The layout features three spacious bedrooms, three contemporary bathrooms, a generous living-dining area, and a balcony for outdoor relaxation. The community allows tourist rentals upon obtaining the required licence, making it a savvy investment in a thriving market with no outstanding &nbsp;debts &nbsp;or &nbsp;taxes—simply &nbsp;move &nbsp;in &nbsp;and enjoy!

This debt-free &nbsp;property is fully prepared for immediate &nbsp;occupancy, offering elegance, &nbsp;convenience, &nbsp;and excellent &nbsp;rental potential. &nbsp;Contact &nbsp;us &nbsp;today &nbsp;to &nbsp;arrange &nbsp;a &nbsp;viewing.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
Bar  
Restaurant vor Ort  
In der Nähe der Kirche  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Garten  
Urban  
Straße

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Orientierung

Norden

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
In der Nähe von Marina

### Möbel

Optional

### Sicherheit

Gated Complex  
Eingabetelefon

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt