



# Apartment mit mittlerer Etage zum Verkauf in San Pedro de Alcántara, San Pedro de Alcántara

649.000 €

Referenz: R5302882 Schlafzimmer: 3 Badezimmer: 2 Garten: 94m<sup>2</sup> Terrasse: 19m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Modern apartment in prime location with tourist license

Are you looking for a modern apartment in a prime location, offering low maintenance, strong energy efficiency, and excellent investment potential?

This contemporary property in the highly sought-after residential community of Los Arqueros Beach in San Pedro de Alcántara offers the ideal combination of a comfortable holiday home and a high-performing rental investment.

### The Property

- 3 bedrooms and 2 bathrooms, including a master bedroom with en-suite bathroom
- Stylish open-plan kitchen and living area with a clean, modern design
- West-facing terrace, ideal for enjoying evening sun and sunset dining
- Air conditioning (hot and cold)
- Built-in wardrobes
- Separate laundry room adjacent to the kitchen
- Lift access in the building
- Private parking space in a secure underground garage
- Communal swimming pool and separate children's pool
- 94 m<sup>2</sup> of enclosed built-up area and 19 m<sup>2</sup> of terrace

The property enjoys a prime central location within easy walking distance of restaurants, shops, pharmacies, the boulevard, and the charming town centre of San Pedro de Alcántara. It is also just a short cycle or drive from Puerto Banús, famous for its luxury marina, vibrant nightlife, and designer boutiques. The San Pedro beachfront promenade is within walking distance, placing the home in one of the most desirable and in-demand areas of the Costa del Sol. The surroundings are ideal for walking, outdoor exercise, beach life, and an active lifestyle, with several child-friendly parks nearby, making the property perfectly suited for families, visiting grandchildren, and both short- and long-term rentals.

### Key Advantages

- Valid tourist rental license, allowing for legal short-term rentals with year-round demand
- Energy-efficient hot water system using solar panels combined with electric backup, ensuring reliable capacity and reduced energy costs
- Modern ventilation system providing a healthy indoor climate year-round; the apartment never feels damp or closed, even after extended periods of non-use
- Communal swimming pool open year-round, a significant advantage for rental appeal and a rare feature in many urban developments in Spain
- High demand location among both permanent residents and holidaymakers, supporting stable and attractive rental income
- Well-maintained and recently upgraded community, with all buildings freshly painted, presenting a modern and well-kept appearance

This property is an excellent choice for buyers seeking a secure, low-maintenance, and profitable investment – without compromising on location, comfort, or lifestyle.

Do not miss this opportunity!





## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Badezimmer  
Einstellungsschränke  
Restaurant vor Ort

### Ansichten

Straße

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Sonnenwasserheizung

### Orientierung

West

### Einstellung

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  
Stadt  
Dorf  
In der Nähe von Marina

### Möbel

Optional

### Sicherheit

Eingabetelefon  
Sicher

### Kategorie

Ferienhäuser  
Investition  
Wiederverkauf  
Zeitgenössisch

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Unterirdisch