



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

860.000 €

Referencia: R5017717    Dormitorios: 3    Baños: 2    Construido: 140m<sup>2</sup>    Terraza: 37m<sup>2</sup>







## Costa del Sol, San Pedro de Alcántara

“Live in Style on the Coast – Exquisite 3-Bedroom Apartment in the Prestigious TERRA - MARBELLA Residence in San Pedro de Alcántara

Located in one of the most exclusive and sought-after areas of San Pedro de Alcántara, just minutes from Puerto Banús and Nueva Andalucía, this elegant 3-bedroom, 2-bathroom apartment is a unique opportunity to acquire a designer residence in the TERRA - MARBELLA complex by Taylor Wimpey, the prestigious developer of the renowned Los Arqueros Golf & Country Club, Los Arqueros Beach, Avalon, and Jade Beach resorts. This new beachfront residence offers unparalleled luxury in an exclusive setting.

Situated on the first floor of a modern, secure, and well-maintained gated community, the apartment combines timeless style with contemporary functionality, ideal for year-round living or as a luxury investment on the Costa del Sol.

With 103.28 m<sup>2</sup> of meticulously designed interior space and a 36.66 m<sup>2</sup> southeast-facing terrace, this home is bathed in natural light from morning until evening. The spacious open-plan living room effortlessly flows into a designer kitchen, fully equipped with high-end appliances, including an integrated washer and dryer. Every corner of the property reflects refined taste, from the designer furniture to the carefully selected decorative details.

The master suite enjoys direct access to the terrace and features an en-suite bathroom with a modern walk-in shower. Two additional bedrooms and a second bathroom – also with a walk-in shower – offer comfort, privacy, and style.

### Property Highlights:

- First floor with a spacious private terrace with views to the park, lots of privacy
- Fully furnished with designer furniture and decor
- 1 underground parking space included (with an option to purchase a second parking space from the same vendor)
- Private storage room (5.08 m<sup>2</sup>)
- State-of-the-art aerothermal system for efficient climate control
- Double-glazed windows and high-quality insulation
- Built according to the Technical Building Code (CTE) for optimal energy performance
- Elegant bathrooms with walk-in showers
- High-quality finishes throughout the apartment

### TERRA - MARBELLA: A Private and Secure Oasis

This exclusive residence is part of the gated and secure TERRA - MARBELLA community, offering landscaped gardens, an impressive communal pool, and 24/7 video surveillance systems with controlled access and on-site security, ensuring privacy and tranquility at all times.

### Prime Location – The Best of San Pedro at Your Doorstep

TERRA - MARBELLA is just 700 meters from the seafront promenade and 500 meters from the historic center of San Pedro de Alcántara, in the new expansion area towards the sea in Marbella, known as NUEVA ALCÁNTARA, close to Puerto Banús. Enjoy the convenience of living just a short walk from the beach, the San Pedro promenade, and the city center, with a wide variety of restaurants, shops, and all essential services. The prestigious Laude International School is just a few minutes’ walk away, while Puerto Banús and the golf courses of Nueva Andalucía are only a 4-minute drive away.

Sale price: €860,000 for a quick sale, this turnkey property represents a rare combination of design, location, lifestyle,

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and value – a unique opportunity in one of the most coveted neighborhoods on the Costa del Sol.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Sala de Juegos  
Barbacoa  
Access for people with reduced mobility

### Vistas

Vistas Urbanas  
Vistas a Calle

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario

### Servicios Públicos

Agua Potable

### Orientación

Orientación Sureste

### Posición

Área Comercial  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Cuidad  
Cerca de Colegios  
Ciudad

### Muebles

Opcionales

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Persianas Eléctricas  
Caja fuerte

### Categoría

Lujo  
Contemporáneo

### Climatización

Aire Acondicionado  
Calefacción Central.

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo  
Garaje  
Parking Privado