



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

490.000 €

Referentie: R5256313 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 127m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Magnificent residential/commercial opportunity!

\*\*\*\*\* No terrace, no parking or storage room \*\*\*\*\*

### THE PROPERTY:

A large ground floor apartment in the development Los Jazmines with 2 bedrooms, 2 bathrooms and a guest toilet. Can easily be converted to a 3 bedroom or into offices or many other types of business.

Whether you are looking for a habitual residence, or if you want to invest in a unit for your business this apartment is ideal for its location, its size and all the possibilities it can offer.

The rooms are very spacious and with fitted wardrobes. The kitchen is independent, fully equipped and has a laundry room.

The property belongs to the complex Los Jazmines that stands out for its common areas with tropical gardens and swimming pool. An oasis of tranquility with beautiful corners where you can enjoy practically all year round.

### LOCATION:

San Pedro de Alcántara is in an ideal situation, just 10 kilometres west from all the glitz and glamour of Marbella, yet just a few minutes drive away from the natural beauty of the Sierra de Ronda mountain range and 20 km from the town of Estepona. An ancient farming community, once famous for sugar cane, today San Pedro is a refreshingly unspoilt pueblo with an appeal all of its own.

Be sure to head for the central plaza here with its gracious parish church and surrounding narrow streets which are packed with intriguing small shops, sidewalk cafes and bars. Thursday is street market day with all the associated hustle and bustle; a veritable bargain shopper's paradise. At the lower end of Avenida Marques del Duero sitting on top of the main coast road (in a 3km underpass) is the Boulevard park.

A pleasant walk is from the centre of town to the beachfront along the Avenida del Marques del Duero which is a particularly attractive wide avenue flanked by palm trees. And the modern wide promenade is ideal for continuing your stroll (or skateboarding!) with several excellent chiringuitos (beachside restaurants) specialising in fish dishes. Visit Bora Bora if only for a drink at the bar. It is one of the best beach clubs on the coast, with a superb restaurant and all the usual beach facilities, a tropical paradise.

San Pedro also has the last summer fair ( feria ) in Andalusia being in the second week in October.

### DISTANCES:

Approximate distances are:

Puerto Banus - 3 KM

Marbella - 10 KM

Estepona - 10 KM



Benahavis Village - 20 KM

Ronda - 60 KM

Gibraltar - 60 KM

Granada - 200 KM

#### SUMMARY:

Ground Floor Apartment, San Pedro de Alcántara, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 127 m<sup>2</sup>.

Setting : Commercial Area, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

Orientation : West.

Condition : Good.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Urban, Street.

Features : Lift, Fitted Wardrobes, Near Transport, Satellite TV, Tennis Court, Ensuite Bathroom, Disabled Access, Marble Flooring.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone, 24 Hour Security.

Parking : Street.

Utilities : Electricity, Gas.

Category : Resale.



## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Satelliet TV  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Paddle tennissen  
Tennisbaan  
Access for people with reduced mobility

### Uitzicht

Urban Bekeken  
street Views

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Gas

### Zonorientatie

West

### Ligging

Commerciele omgeving  
Dicht bij strand  
Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

parkeren op straat