



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

490,000 €

Reference: R5122723   Bedrooms: 3   Bathrooms: 2   Build Size: 95m<sup>2</sup>   Terrace: 22m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

NEW LISTING! Modern Apartment in the heart of San Pedro de Alcantara (ONLY UNIT IN THE COMPLEX AVAILABLE ) Stylishly converted 3-bedroom apartment for sale in the sought-after new constructed urbanization in San Pedro de Alcántara, Marbella. Originally designed as a 2-bedroom unit, this apartment has been cleverly reconfigured into a spacious and functional 3-bedroom home. It offers a total built area of 116.34 m<sup>2</sup>, including a generous 21.18 m<sup>2</sup> terrace, perfect for outdoor dining and relaxation. The apartment is tastefully furnished with modern, high-quality furniture and is ready to move in. The open-plan living and dining area connects directly to the terrace, creating a bright and welcoming space. The kitchen is fully equipped with contemporary appliances, and both bathrooms are stylishly finished. Included in the price is one underground parking space and a private storage room. Located within a secure, gated community built in 2021, residents of Dora Maar enjoy access to excellent amenities such as a communal swimming pool, landscaped gardens, a fully equipped gym, and a children's play area. The building also features video intercom access and has an energy rating of B, ensuring both comfort and efficiency. Ideally situated just minutes from Puerto Banús and Marbella town center, and within walking distance of supermarkets, schools, health services, and the beach, this apartment offers an excellent opportunity to live or invest in one of the Costa del Sol's most desirable areas. Contact us for more details !



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Suburban

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Street