



## Duplex for sale in San Pedro de Alcántara, Marbella

**555,000 €**

Reference: R5186359   Bedrooms: 3   Bathrooms: 2   Build Size: 139m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Spacious Modern Duplex in Exclusive Urbanización El Gamonal, Las Petunias, San Pedro de Alcántara – Panoramic La Concha Views, Pool, and Golf Proximity!

Discover this magnificent, contemporary duplex in the sought-after Urbanización El Gamonal, nestled in the prestigious Las Petunias neighbourhood of San Pedro de Alcántara – a serene residential enclave on Marbella's Costa del Sol. Spanning 139 m<sup>2</sup> built, this luminous property is in excellent condition and ready to move in, offering a perfect blend of style, comfort, and convenience. Fully furnished with high-quality finishes, it's ideal as a year-round home or holiday retreat, with easy access to the vibrant Boulevard San Pedro for family outings and just a 10-minute stroll to pristine beaches.

### Key Features:

**Elegant Layout:** A grand entrance hall with built-in storage leads to a spacious living-dining room, flowing seamlessly to a large terrace with stunning views of La Concha mountain – perfect for al fresco entertaining.

**Modern Kitchen:** Fully equipped kitchen with premium appliances from top brands, plus a generous laundry room for everyday practicality.

**Comfortable Bedrooms:** Three double bedrooms on the upper floor, each with ample built-in wardrobes and drawers; the master boasts a private en-suite bathroom, while a full family bathroom serves the others.

**Outdoor Bliss:** Two expansive terraces and balconies offering south-west orientation for abundant natural light and breathtaking mountain vistas.

**Essential Amenities:** Included private garage and storage room; community swimming pool for refreshing dips; full air conditioning throughout.

**Exclusive Community:** A gated development with only 24 homes, ensuring privacy and tranquillity, with well-maintained gardens and 24-hour security typical of the area.

**Prime Location:** Minutes from renowned golf courses like La Quinta, with quick A7 motorway access – 10 minutes to glamorous Puerto Banús, 15 minutes to Marbella's centre and less than 10 minutes walk to beaches. Surrounded by top amenities including Mercadona and Lidl supermarkets, schools, health centres, pharmacies, banks, and a variety of restaurants and cafes. Enjoy the Costa del Sol's mild climate with over 320 sunny days a year, plus proximity to hiking trails and family-friendly parks.

This duplex represents exceptional value in one of San Pedro's most desirable spots – contact us today to arrange a viewing and make it yours!



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport	West	
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Restaurant On Site		
Near Church		
Fiber Optic		
Views	Setting	Condition
Mountain	Commercial Area	Excellent
Garden	Close To Golf	
Courtyard	Close To Port	
	Urbanisation	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	Private
		Covered