

## Apartment for sale in San Pedro de Alcántara, Costa del Sol

2 Bedrooms | 3 Bathrooms | 120 m<sup>2</sup> Interior | 20 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 700 IBI | € 1,140 Community fees



### Property Description

Exclusive Fully Renovated Apartment in Campos de Guadalmina Urbanization - A Unique Opportunity in Marbella Discover elegance and comfort in this spectacular 120 m<sup>2</sup> apartment located in the prestigious Campos de Guadalmina Urbanization, in Guadalmina Alta, one of the most sought-after areas of Marbella. This property offers a sophisticated lifestyle in a privileged setting, ideal as a permanent residence, a holiday home or as an excellent investment with high profitability thanks to the high demand in the area. Distribution and Features: Two large bedrooms with built-in wardrobes, designed to make the most of the space. Two modern bathrooms, fully equipped with top quality materials. Bright living room with indirect LED lighting that creates a cozy and elegant atmosphere. Open-concept designer kitchen, completely renovated and equipped with high-end appliances. Splendid terrace with glass curtains, which allow its use throughout the year and offer clear views of the Guadalmina golf course. Marble floors throughout the house, adding a touch of luxury and sophistication. Individual heating by hot water radiators using natural gas. Pre-

installation of air conditioning. Safe for your peace of mind and security. Exclusive Amenities and Services: Large parking space, located next to the elevator and the door for greater comfort. Fully closed and fenced urbanization, with remote access control. 24-hour security, with security guards and cameras strategically located to guarantee your privacy. Seven community pools, providing exclusive relaxation spaces without overcrowding. Extensive meticulously maintained gardens, ideal for walks and moments of tranquility. Privileged Location: Only 800 meters from San Pedro de Alcántara, with all the necessary services: schools, banks, supermarkets and shops of all kinds. Excellent connection with the A-7 and the highway, allowing quick access to any destination. Only 3 km from Puerto Banús, 10 km from Marbella and 5-8 minutes from the beach of San Pedro de Alcántara. Surrounded by the prestigious Guadalmina golf courses, a paradise for golf lovers. Basic information: Completely renovated Uninterrupted open views of the golf course 120 m<sup>2</sup> built 2 bedrooms and 2 bathrooms Large, habitable terrace Parking space included in the price Exterior 2nd floor in a five-storey building with lift. Energy certificate: Consumption of 175 kWh/m<sup>2</sup> year. Don't miss this opportunity to purchase a home in one of the most exclusive areas of Marbella. Contact us today for more information and to arrange a visit!



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