MIBGROUP.ES

Sales - Apartment - Marbella

540.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5157091 **Marbella** **Apartment**

Community: 1,272 EUR / year **IBI: 726 EUR / year**

 **2**  **2**  **136 m2**

INVESTMENT IN SAN PEDRO DE ALCÁNTARA – LOS ALMENDROS Property for sale through a company, specifically aimed at investors seeking a real estate asset with a strategic location, strong rental demand and excellent condition. Located in the established gated community “Los Almendros”, a reference development in San Pedro de Alcántara, known for its security, maintenance and high-quality residential environment. > Investment profile. Asset managed through a company, aimed at an investor buyer who values location stability, liquidity and rental yield potential. Ideal for: - medium and long-term rental - high international residential demand - asset preservation with capital appreciation in a consolidated area > Property features First-floor apartment with southwest orientation and 124 m² built: - 2 double bedrooms (master with en-suite bathroom) - 2 bathrooms - Spacious entrance hall - Large living-dining room with access to a 31 m² covered terrace - Terrace with open views over tropical gardens and swimming pools > Established community - Gated complex with access control and CCTV - Full-time maintenance service - Mature Mediterranean gardens - 4 communal swimming pools (adults and children) - Located in front of Laude San Pedro International School > High rental demand location - 5 minutes walking distance to the beach promenade - Established beachfront dining area - Direct access to San Pedro town centre via the boulevard - Puerto Banús 3 km away - Marbella 15 minutes away - Málaga Airport 40 minutes away > Premium golf surroundings. Nearby golf courses include: - Real Club de Golf Guadalmina - Los Naranjos Golf Club - La Quinta Golf & Country Club - Aloha Golf Club - Marbella Club Golf Resort - Atalaya Golf & Country Club > Includes Underground parking space of 16 m².

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Utility Room
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Near Mosque
- ✔ Near Church

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Investment


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