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Ref.-ID: MIBGR5490067 **Marbella** **Commercial**

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 **531 m2**

EXCLUSIVE 4-UNIT BUILDING – SAN PEDRO DE ALCÁNTARA, MARBELLA – IDEAL INVESTMENT FOR VACATION OR RESIDENTIAL RENTAL A modern, recently constructed building (completed in 2023) located on the beachside of San Pedro de Alcántara, in the El Ingenio area, just a short walk from the sea and the town center. The property is distributed over three floors and comprises four independent units: a spectacular 4-bedroom duplex penthouse with a private pool, two 2-bedroom apartments, and one 1-bedroom apartment. The building features high-quality specifications, refined architecture, and exceptional interior design, creating modern, elegant spaces ready for immediate enjoyment. It also includes an elevator, a storage room, and two enclosed garage spaces, ensuring convenience and privacy. Its excellent location allows for a 15-minute walk to the beach and easy access to all amenities, restaurants, shops, and the center of San Pedro de Alcántara without the need for a car. Given its layout, location, and features, this exclusive building represents an excellent investment opportunity, particularly for vacation rentals or residential use. Each apartment has its own individual property title (*nota simple*), making it easy for an investor to purchase the entire building or acquire a specific unit individually. A photo gallery of the units is attached, showcasing their excellent quality, finishes, and décor.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Contemporary


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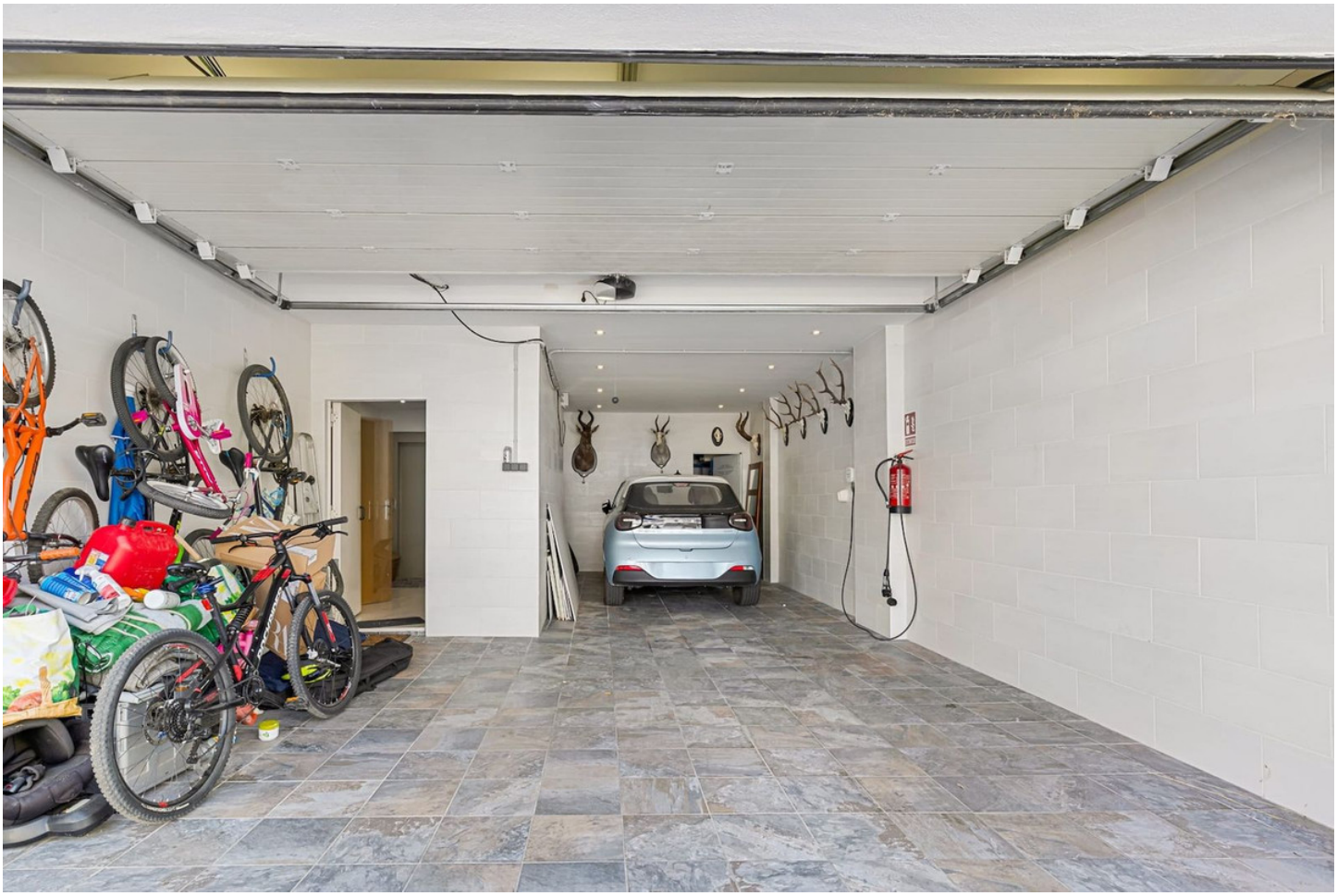
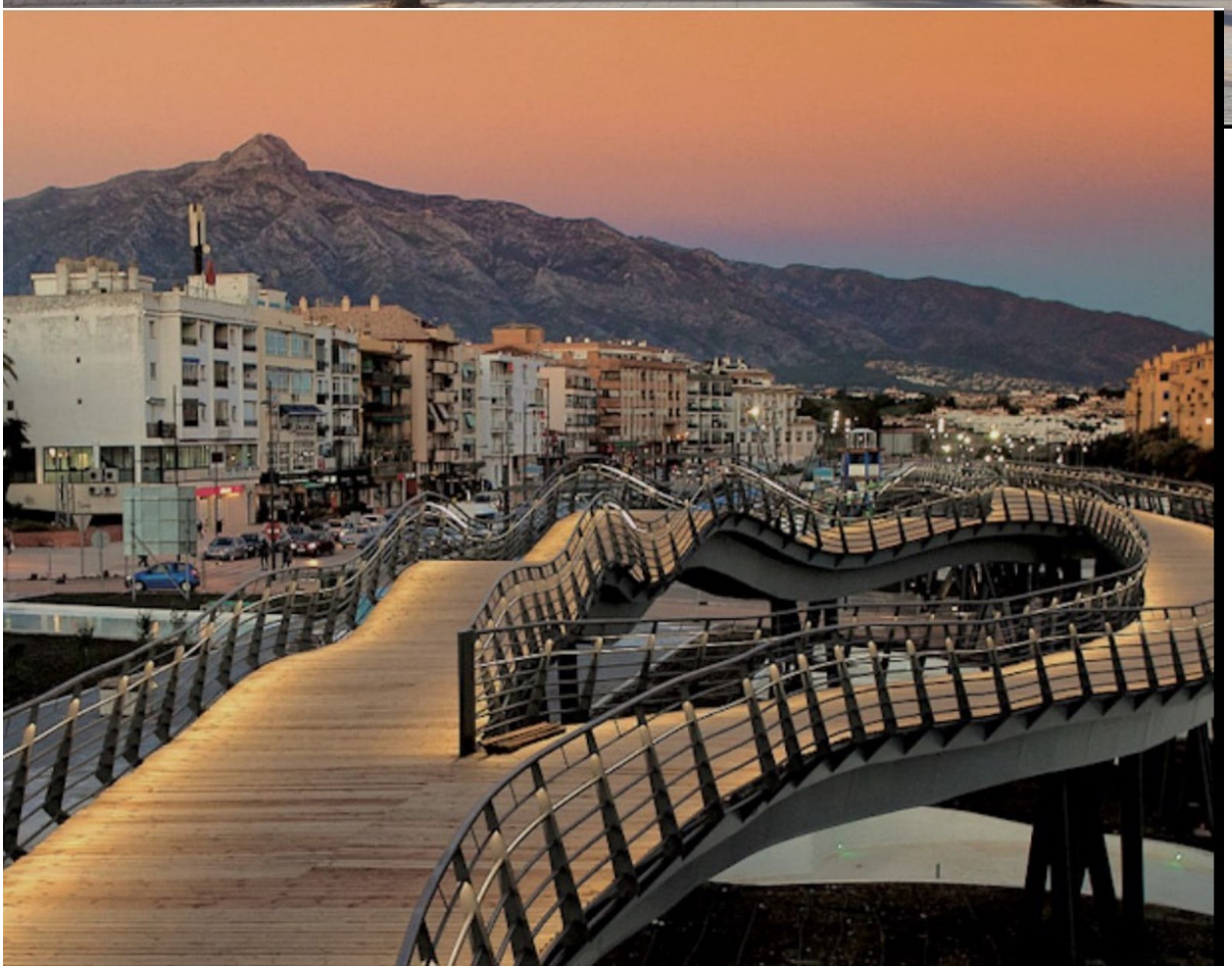
17















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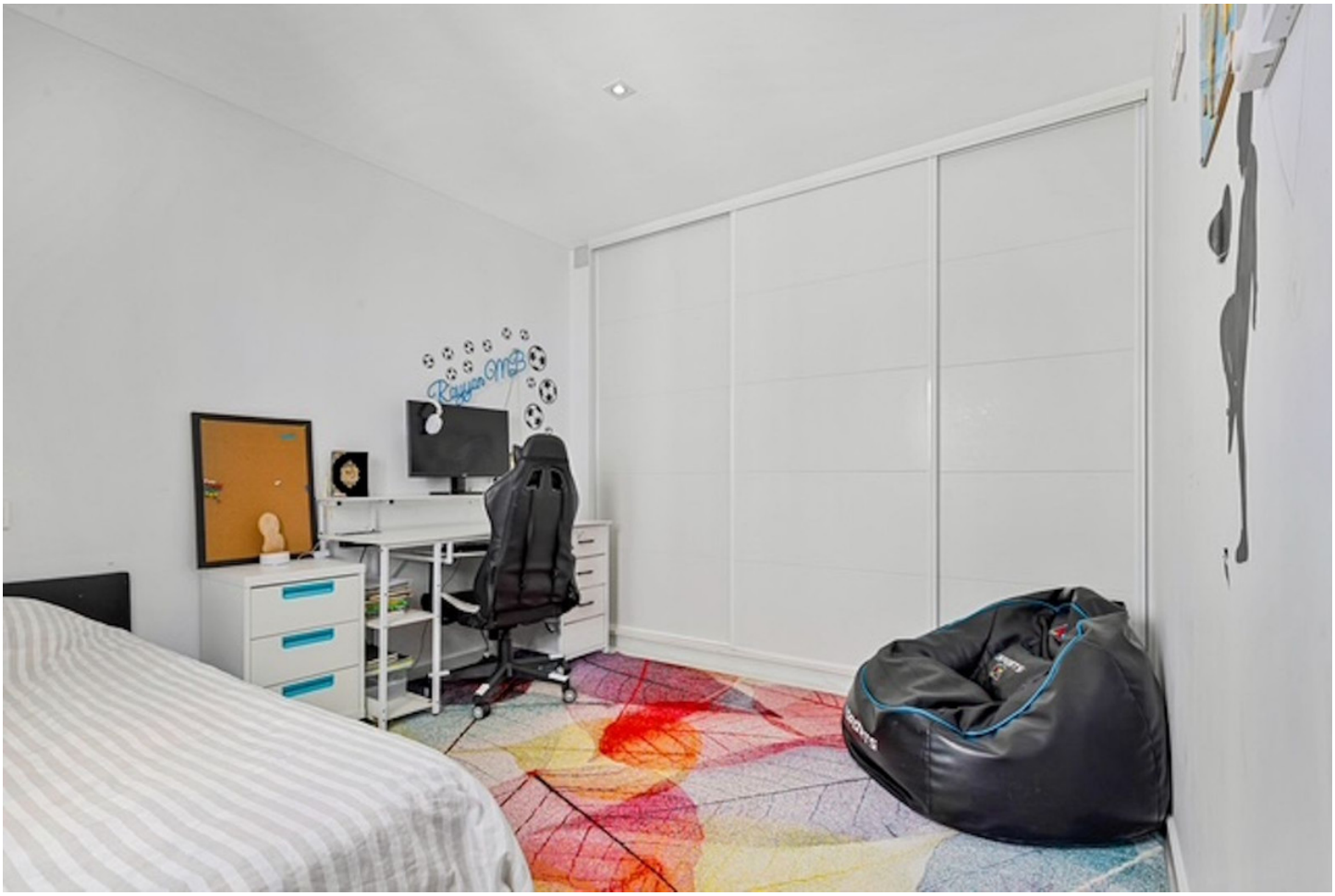




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