

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

4 Bedrooms | 2 Bathrooms | 273 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,397 IBI | € 92 Rubish tax | € 4,188 Community fees



### Property Description

#### Beach Ground-Floor Garden Apartment | San Pedro de Alcántara Playa

Tourist-licensed, this rare corner ground-floor apartment sits just 30 metres from the San Pedro beachfront promenade, offering an unmatched combination of coastal access and year-round rental potential.

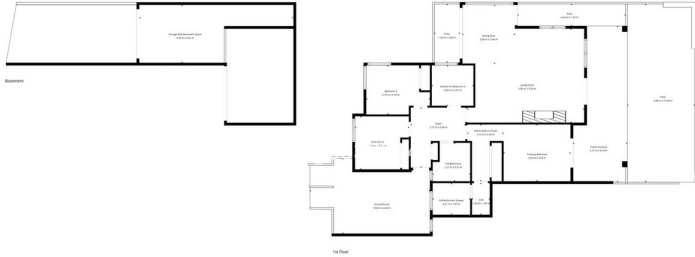
The property is currently a 3-bedroom layout but offers excellent reform possibilities: the kitchen can be opened into the living room to create a modern open-plan great room, while the existing kitchen space can be converted into a 4th bedroom or home office—providing valuable versatility and long-term appreciation potential.

Surrounded by mature Mediterranean gardens, the home features a generous wrap-around terrace and private garden that allow seamless indoor-outdoor living. Large windows fill the living and dining areas with natural light, enhancing the sense of openness and connection to the greenery outside.

This is the only unit in the community with its own private underground garage and a spacious basement/workshop, adding both convenience and exclusivity. Marble floors, a fireplace, and classic bathrooms offer a timeless foundation, ready to be personalised or modernised to taste.

Located within a secure gated beachside community with a pool, jacuzzi, and beautifully maintained gardens, the apartment is just steps from restaurants, cafés, shops, sports facilities, and parks—making it ideal as a primary residence, holiday home, or strong rental investment.

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TOTAL: 110 m<sup>2</sup>  
Basement: 0 m<sup>2</sup>, 1st floor: 110 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE WITH BASEMENT SPACE: 22 m<sup>2</sup>, CRAWL SPACE: 14 m<sup>2</sup>, LOW CEILING: 8 m<sup>2</sup>,  
SHARED PORCH: 25 m<sup>2</sup>, PATIO: 54 m<sup>2</sup>, PORCH COVERED: 24 m<sup>2</sup>,  
WALLS: 16 m<sup>2</sup>

Floor Plan Created By Callixta App. Measurements Deemed Highly Reliable But Not Guaranteed.

