

Rustic house in San Pedro de Alcantara

Reference: 30001875P



Bedrooms: 3

Bathrooms: 1

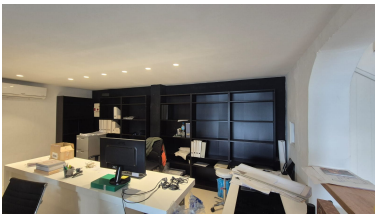
M<sup>2</sup>: 150

Price: 795,000 €

Status: Sale

Property Type: Rustic house Parking places: by request

Printing day : 6th April 2026





---

**Overview: Exceptional Detached House in San Pedro Pueblo, Marbella – Prime Investment Opportunity on Bulevar San Pedro Alcántara with High Development Potential**

Seize this versatile detached house in the heart of San Pedro Alcántara's charming Pueblo district, strategically located on the vibrant Bulevar San Pedro Alcántara – a bustling pedestrian boulevard lined with cafes, shops, and parks, offering a perfect blend of authentic Andalusian village life and modern convenience. This sought-after area, just a short stroll from golden beaches like Playa de San Pedro (about 500 metres away) and the scenic Paseo Marítimo, is undergoing exciting transformations with multi-million-euro investments in urban regeneration, beachfront enhancements (€7.4M project), and new amenities like a library and subsidised housing – boosting property values and appeal for investors. Part of the URP-SP9 (UP9) sector in its final approval phase under Marbella's new PGOM urban plan, this property holds significant future value with proposed developments spanning up to 18,000 m<sup>2</sup>, unlocking new residential and commercial opportunities in this high-growth zone. Ideally suited for investors or professionals (architects, lawyers, estate agents, managers) seeking a home-office setup with minor reforms, it's only 10 minutes by car to glamorous Puerto Banús, 15 minutes to Marbella centre, and well-connected via the A-7 motorway.

Spanning 150 m<sup>2</sup> built over two floors on a 100 m<sup>2</sup> plot, this south-facing home features three spacious bedrooms, one bathroom, and abundant natural light – perfect for comfortable living or business use. With a proven track record of €30,000 average annual profitability over the last decade, it's a savvy choice in San Pedro's emerging market, where prices are rising steadily (around €3,734/m<sup>2</sup> in comparable areas) due to strong demand and infrastructure upgrades.

Rental: €3,500/month with solid and joint guarantees.

Sale: €795,000 – Flexible three-year purchase option, deducting rental payments from the price. A rare gem with added value from upcoming developments – enquire for private commercial agreement details.

---

Features:

Resale, Alarm system, None, Golf, Close to schools