+34 952 163 979 info@goldensunset.es

## [redacted] San Pedro de Alcantara [redacted]: 30001841P

[redacted]: 3

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[redacted] [redacted]: [redacted]

M²: 173

[redacted]: [redacted] [redacted]

[redacted]: 635 000 €

[redacted] [redacted] : 3rd [redacted] 2026

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[redacted]:Unique Opportunity: Spacious Duplex in Secure Gated Urbanisation, Bulevar Area – San Pedro de Alcántara, Marbella

Seize this exceptional duplex in a prestigious private urbanisation with 24-hour security, nestled in the heart of San Pedro de Alcántara's vibrant Bulevar district – a family-oriented hub renowned for its expansive public park featuring playgrounds, an amphitheatre, lakes, and cultural events. Just steps from Centro Comercial La Colonia for everyday shopping, restaurants, and amenities, this prime location offers a 5-minute stroll to pristine beaches and the scenic promenade, with easy access to the A-7 highway for quick trips to Puerto Banús (10 minutes) or Marbella's centre (15 minutes). Ideal for urban coastal living, it's surrounded by schools, supermarkets, healthcare, and leisure options in one of the Costa del Sol's most accessible and charming towns.

Fully exterior-facing for abundant natural light, this 173 m² built (154 m² usable) property spans two levels. The first floor includes a bright living-dining room, a large fully equipped kitchen with appliances included, a full guest WC, and a spacious terrace for outdoor enjoyment. The second floor features a practical hallway, a shared bathroom, two generous single bedrooms, and a master suite with en-suite bathroom, dressing room, and private porch-terrace. Additional perks include air conditioning, built-in wardrobes, north-south orientation for optimal airflow, and a 26 m² parking space with storage potential.

The well-maintained urbanisation boasts expansive green areas with mature vegetation and a large communal swimming pool. No lift; first-floor exterior.

Move-in ready and perfect as a family home, holiday retreat, or investment. 360º virtual presentation available upon request. Priced at €635,000 – a rare find in this coveted central location!

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[redacted], [redacted], [redacted], [redacted] [redacted], [redacted] [redacted],
None, None, [redacted], [redacted] [redacted] [redacted]