

Penthouse for sale in San Pedro de Alcántara, Costa del Sol

5 Bedrooms | 5 Bathrooms | 290 m² Interior | 80 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 2,131 IBI | € 180 Rubish tax



Property Description

Opportunities like this are extremely rare in Guadalmina Baja.

This duplex penthouse stands out for offering something very difficult to find in one of Marbella's most exclusive areas: exceptional size, 5 en-suite bedrooms, and a price per square meter clearly below any comparable property currently on the market.

With approximately 290 sqm built, the property offers a significantly larger volume than most assets in the area, allowing for a complete high-end renovation project with endless layout possibilities. Its current configuration provides the perfect base to create a contemporary luxury residence, featuring open-plan living, a large designer kitchen, and a premium master suite.

The key factor is its positioning: the price per sqm is well below anything available in Guadalmina Baja, while renovated or high-end properties in the area are achieving values that can be double or even triple on a per sqm basis.

This creates a clear value-add opportunity, with strong upside potential through a well-executed

renovation.

Located in one of Marbella's most established and sought-after residential areas, surrounded by golf courses, luxury villas, and just minutes from the beach, the property combines premium location with a rare margin opportunity.

Additionally, it includes 3 private parking spaces and generous terraces with open views, further enhancing its appeal within the high-end segment.

An ideal asset for investors or buyers looking to develop a unique property, with an estimated return potential exceeding 50%.

A rare opportunity to acquire size, location, and upside at a price point not currently seen in the market.