

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

4 Bedrooms | 2 Bathrooms | 216 m<sup>2</sup> Interior | 60 m<sup>2</sup> Terraces | **Garden** Yes  
€ 30 Community fees



### Property Description

Charming Semi-Detached Townhouse in Tranquil San Pedro de Alcántara – Tourist License, No Community Fees, and Expansion Potential!

Unlock the perfect blend of coastal charm and investment potential with this delightful 216 m<sup>2</sup> semi-detached townhouse in the peaceful residential heart of San Pedro de Alcántara, part of Marbella's vibrant Costa del Sol. Spread over three floors, this property offers versatile living space with a valid tourist license, making it ideal for holiday rentals or family life. With no community fees, you'll enjoy cost-effective ownership, plus the exciting option to add an upper floor of up to 100 m<sup>2</sup> for even more space.

**\*\*Key Features:\*\***

- **\*\*Spacious Layout:\*\*** 5 rooms including 4 bedrooms, 2 bathrooms, a bright living-dining room with a cozy fireplace, and 2 fully equipped kitchens for flexible use.

- **Outdoor Bliss:** Three expansive terraces totaling 60 m<sup>2</sup>, perfect for al fresco dining, sunbathing, or entertaining with Mediterranean breezes.
- **Modern Comforts:** Solar panels for eco-friendly energy, full air conditioning for year-round comfort, and a fireplace for those cooler evenings.
- **Prime Location:** Just a 2-minute walk to major supermarkets (Mercadona, Lidl, Aldi, Supeco), a sports center, schools, cafes, and restaurants. Only minutes from San Pedro's town center, pristine beaches, and the bustling promenade. Proximity to Puerto Banús (3 km away) offers luxury shopping, dining, and marinas, while Marbella center is 10 km and Málaga Airport is about 60 km.
- **Investment Appeal:** Valid tourist license with proven rental potential in this family-friendly area, known for its golf courses, international schools, and over 320 sunny days a year.

Priced at approximately €450,000–€490,000, this turnkey gem in a quiet, established neighborhood is a rare find for savvy buyers seeking lifestyle and profitability. Contact us today to arrange a viewing and make it yours!