



# Villa - Chalet en venta en San Pedro de Alcántara, Marbella West

795.000 €

Referencia: R5303536    Dormitorios: 3    Baños: 1    Terreno: 100m<sup>2</sup>    Construido: 150m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

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.



## Características:

### Características

Transporte cercano

Trastero

Armarios ajustados

Wifi

Cerca de la iglesia

Fibra óptica

### Vistas

Vistas Urbanas

### Orientación

Sur

### Climatización

Hogar

### Posición

Área comercial

Cerca del golf

Cerca del puerto

Cerca del mar

Cerca de las tiendas

Cerca de las escuelas

Ciudad

### Cocina

Cocina Equipada

### Estado

Excelente

### Muebles

Opcional