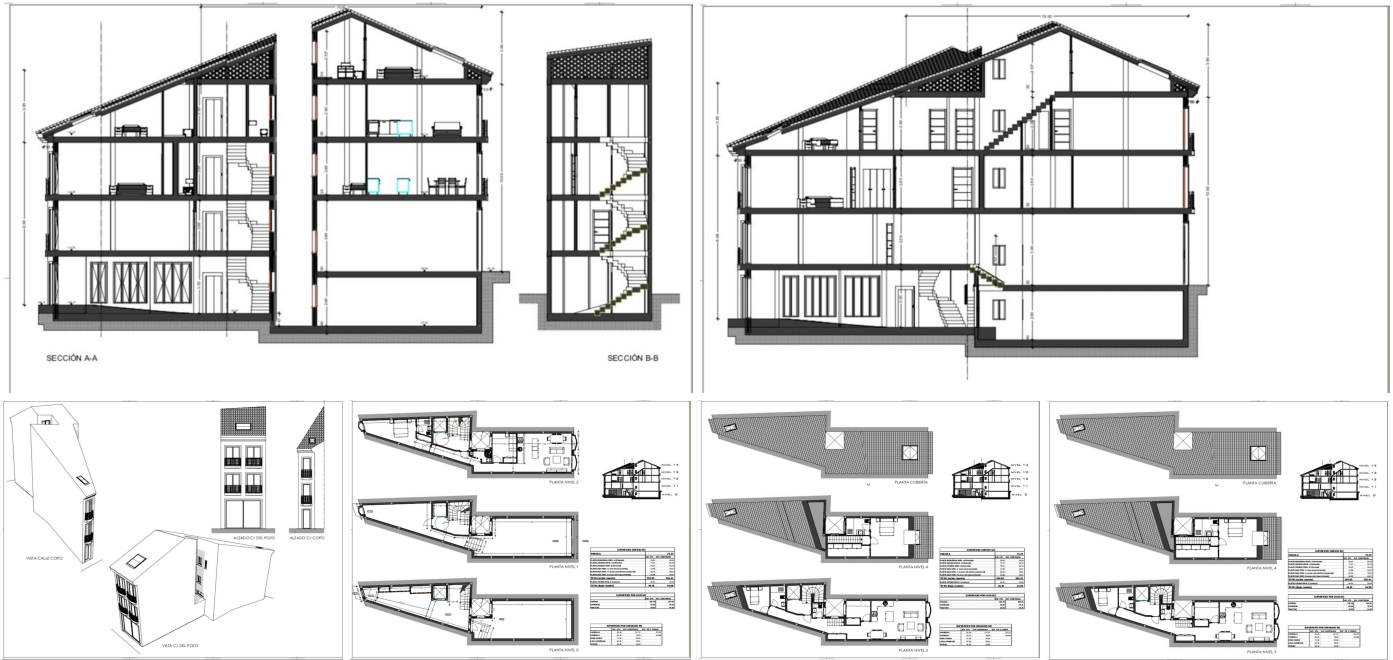


# BULK

REAL ESTATE



## RESIDENTIAL PLOT IN SAN PEDRO DE ALCÁNTARA

San Pedro de Alcántara

**REF# R3992548 – 270.000 €**

Beds	Baths	365 m <sup>2</sup> Built	98 m <sup>2</sup> Plot
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**Fantastic Development Opportunity in the Heart of San Pedro Alcántara**

We are pleased to offer for sale this attractive and fully licensed development project located in the vibrant town center of San Pedro Alcántara.

The plot measures 98 m<sup>2</sup> and comes with approved plans to construct a 3-storey building with a basement, totaling a built area of 365.41 m<sup>2</sup>.

**Project Details:**

**Ground Floor:** Commercial unit of 78.01 m<sup>2</sup> with direct access to a terrace – ideal for retail or a café/restaurant.

**Basement:** 54.09 m<sup>2</sup>, suitable for storage, technical room, or complementary use for the commercial space.

**First Floor:** Spacious 2-bedroom apartment of 78.09 m<sup>2</sup>.

**Second Floor & Attic:** Stunning 3-bedroom duplex penthouse of 117.27 m<sup>2</sup> with a generous private terrace.

**Common Areas (Staircase, Hallways, etc.):** 92.04 m<sup>2</sup>.

This is a rare opportunity to develop a centrally located, mixed-use building with great potential for both commercial and residential income. San Pedro Alcántara is a rapidly growing area, popular with both locals

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and tourists, just minutes from Marbella and Puerto Banús.

All licenses and planning permissions are in place – ready for immediate development.

