



635.000 €

DUPLEX IN SAN PEDRO DE ALCÁNTARA

San Pedro de Alcántara

REF# R5274862

3	3	173 m ²	100 m ²
Beds	Baths	Built	Terrace

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



