

## SAN PEDRO DE ALCANTARA



bedrooms **4** bathrooms **3** built m<sup>2</sup> **323** terrace m<sup>2</sup> **180**

### MODERN PENTHOUSE WITH IMPRESSIVE SOLARIUM IN SAN PEDRO DE ALCÁNTARA

Located in a recently built building in a privileged position next to the heart of San Pedro de Alcántara, this elegant penthouse offers a comfortable and cosmopolitan lifestyle, surrounded by charming cafés, supermarkets, pharmacies, and schools.

Designed with modern lines and high-quality finishes, the property opens with an elegant foyer leading to a bright open-plan living room, integrated with a fully equipped kitchen featuring Whirlpool appliances and direct access to a cozy covered terrace, perfect for outdoor breakfasts or relaxed evenings.

It features four bedrooms and three full bathrooms with contemporary design. A guest toilet adds practicality and comfort for visitors.

The jewel of the property is found on the upper floor: a spectacular private solarium of 150 m<sup>2</sup> ...

community **189 €** month garbage **--** year IBI **--** year for sale **995.000 €**

















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The jewel of the property is found on the upper floor: a spectacular private solarium of 150 m<sup>2</sup> with panoramic views, equipped with a jacuzzi and barbecue area. A true urban oasis, ideal for enjoying the Mediterranean climate in gatherings with family and friends.

Notable features include porcelain stoneware floors, windows with solar control and thermal and acoustic insulation, built-in wardrobes, LED lighting, and an efficient aerothermal system for air conditioning and hot water.

The penthouse is completed by two parking spaces and a storage room in the community's underground garage, adding extra value to this magnificent property that combines comfort, style, and an unbeatable location.

Reference	643401	Beds	4	Built m <sup>2</sup>	323
Type	Penthouse	Baths	3	Interior m <sup>2</sup>	143
Location	San Pedro de Alcantara	En-suite Baths	1	Terrace m <sup>2</sup>	180
		Guest Toilets	1	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	189 € / month	Levels	2
Garden	Communal	Garbage	---	Floor	3
Garage	Private	IBI	---	Orientation	South
Parking slots	2	Construct Year	2022	EPC	In Progress
		Renovation year	---		

For sale

**995.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.