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Commercial in San Pedro de Alcántara

Reference: R5436403



Bedrooms: 9
Bathrooms: 9
M² Build size: 600
Price: 2,100,000 €
Status: Sale
Property Type: Commercial
Parking places: by request
M² Plot Size: 158













Overview:

Welcome to an extraordinary opportunity to acquire a distinguished contemporary building in the heart of San Pedro de Alcántara, Marbella. This newly completed development presents an unparalleled blend of modern luxury, strategic location, and versatile investment potential, comprising four exquisitely designed residences, including a breathtaking duplex penthouse crowned with a magnificent private heated swimming pool.

Sustainable Luxury & Modern Architecture

Completed in 2024, this architectural gem sets a new standard for sustainable luxury living on the Costa del Sol. Boasting an outstanding A-rated Energy Performance Certificate, the property ensures significantly lower running costs, embodies a commitment to environmental stewardship, and promises enhanced long-term value for discerning owners. This intelligent design prioritizes comfort and efficiency, making it a future-proof investment in Southern Spain.

The building’s thoughtfully curated composition includes:

- Two Spacious Apartments: Each offering two generously sized bedrooms and two luxurious bathrooms, perfect for comfortable living or rental income.
- One Elegant Apartment: Featuring a private sanctuary with one bedroom and an en-suite bathroom, ideal for singles or couples seeking a stylish abode.
- The "Sky Villa" – A 4-Bedroom Duplex Penthouse: An iconic residence combining expansive space, ultimate privacy, and unparalleled luxury. This magnificent duplex boasts captivating views of the glistening Mediterranean Sea and the majestic surrounding mountains, all savoured from its impressive 34 m² private heated swimming pool.

Further enhancing its appeal, the property includes a private two-car garage, offering secure parking and presenting the flexible option for conversion into a commercial unit. A state-of-the-art lift serves the entire building, with the unique advantage of being reservable exclusively for the penthouse, ensuring utmost privacy and convenience for the "Sky Villa" residents.

The Iconic "Sky Villa" Duplex Penthouse: A Sanctuary in the Sky

Designed for those who demand the absolute best, the "Sky Villa" redefines luxury living. The main living level features three spacious en-suite bedrooms, crowned by an impressive master suite that offers a serene escape. A bright, contemporary open-plan area seamlessly integrates a modern, fully equipped kitchen, an elegant dining space, and a sophisticated lounge. Expansive windows invite an abundance of natural light, while charming Juliette balconies in both the master bedroom and lounge create a seamless connection to the outdoors, framing picturesque views.

Ascending to the upper level reveals a spectacular entertainment and leisure haven. This expansive open-plan space is ingeniously designed with a second kitchen and an indoor barbecue area, perfect for hosting unforgettable gatherings. A dedicated bathroom with a shower adds to the functionality. An additional versatile room offers endless possibilities – easily convertible into an extra bedroom, a dedicated home office, a private cinema, a state-of-the-art gym, or a creative studio, tailored to your lifestyle needs.

The crown jewel is undoubtedly the rooftop terrace, meticulously crafted to maximize the exceptional surroundings. Here, a private heated swimming pool is artfully positioned just a few steps above the main terrace level, offering an exclusive aquatic retreat. From this elevated vantage point, panoramic vistas stretch across the enchanting Mediterranean coastline and embrace the serene beauty of the surrounding mountains, providing an awe-inspiring backdrop for relaxation and entertainment.

Unrivalled Location in San Pedro de Alcántara, Southern Spain

This property enjoys an exceptional, coveted address in San Pedro de Alcántara, Marbella, within Southern Spain. Nestled in an authentic Spanish neighbourhood, it offers the charm of traditional living while being strategically positioned for modern convenience. The area benefits from the concurrent development of a prestigious new luxury residential complex nearby, where properties begin at well over €1 million—even without the allure of a private swimming pool—highlighting the inherent value and future appreciation potential of this offering.

The beach is an inviting stroll of approximately 1 km away, offering golden sands and refreshing sea breezes. The vibrant town centre, brimming with local flavour, can be reached within a leisurely 5–10 minute walk. Residents are just steps from the main boulevard, a modern shopping centre, well-stocked supermarkets, a diverse array of restaurants, charming cafés, and all essential amenities. For those seeking world-class dining, luxury shopping, and a vibrant marina, Puerto Banús is merely a 6-minute drive away, affirming the prime connectivity of this location.

Bespoke Interiors & Premium Specifications

Each residence within this distinguished building is fitted with premium-quality finishes throughout, reflecting an unwavering commitment to luxury and comfort. Features include state-of-the-art air conditioning systems and fully equipped kitchens, designed for both functionality and aesthetic appeal. The "Sky Villa" penthouse further benefits from the indulgence of underfloor heating throughout, ensuring year-round comfort. Additional eco-friendly and convenient features such as solar panels and electric blinds underscore the property's dedication to modern living, enhancing both comfort and energy efficiency.

An Exceptional & Versatile Investment Opportunity

This distinctive building represents a rare and compelling opportunity for the astute investor or discerning homeowner. Whether acquired as a luxurious private residence—with the "Sky Villa" also available for purchase as a standalone home—a unique multi-generational living solution, an exceptional income-generating asset, or as a strategic addition to a larger property portfolio, its versatility is unmatched. Own a truly adaptable property in one of the Costa del Sol's most sought-after and rapidly appreciating locations, promising enduring value and an unparalleled lifestyle.

Features:

None, Pool, Air conditioning, Heating, Sea views, Mountain views, Lift, None, Alarm system, Parking, Resale