+34 604 489 646

LUXURY REALTY
Real Estate Agency

info@luxury-realty.com

Penthouse in San Pedro de Alcántara

Reference: R5452324

Bedrooms: 2	Bathrooms: 3	M² Build size: 156	Price: 1,180,000 €
Status: Sale	Property Type: Penthouse	Parking places: by request	M² Plot Size:

Overview:Where the Sea and the Mountains Become Part of Your Home. Some homes offer a great location. Others impress with their views or their design. Very few bring everything together. This exceptional designer duplex penthouse is one of them. Set in one of the most sought-after areas of San Pedro de Alcántara, just a short walk from the beach, the Boulevard, the town centre, restaurants, cafés, shops and every essential service, it offers a lifestyle that is becoming increasingly rare on the Costa del Sol: everything within easy reach, yet a home where privacy, natural light and tranquillity remain part of everyday life. Open panoramic views across the Mediterranean, the mountains, the Boulevard and the landscaped green areas create an exceptional sense of space and are among the property's most distinctive features. Completely redesigned to the highest standards, this elegant 178 m² duplex penthouse combines contemporary architecture with outstanding comfort. Expansive glazing, premium materials and bespoke finishes allow natural light to flow throughout the home, creating a bright, sophisticated and welcoming atmosphere. The current layout has been carefully designed to maximise comfort and functionality, offering two spacious en-suite bedrooms, a guest cloakroom, an impressive walk-in wardrobe, an elegant home office and several versatile living areas that can easily adapt to changing lifestyle needs. The fully equipped designer kitchen features premium appliances and integrates seamlessly with the living spaces. One of the property's highlights is its spectacular 22.43 m² panoramic terrace. Thanks to its innovative enclosure system and integrated heating, it can be enjoyed all year round as an additional living area while overlooking the sea, the mountains, the Boulevard and the surrounding green spaces. Additional features include: • Two underground parking spaces • Private storage room • Hot and cold air conditioning • Fireplace • Elegant glass infrared heating panels • Extensive built-in storage • Bespoke designer furniture • Premium appliances and high-quality finishes throughout The property is sold fully furnished, exactly as presented, allowing its future owners to move in immediately and enjoy a home where every detail has been thoughtfully designed. Residents also benefit from beautifully maintained communal gardens and a swimming pool. A rare opportunity to acquire a designer penthouse that combines open views, exceptional natural light, premium finishes and one of the finest locations in San Pedro de Alcántara. We would be delighted to arrange your private viewing. Legal Notice: The indicated price does not include taxes or purchase costs. A 7% Property Transfer Tax (ITP) will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate purchase costs are: Property Transfer Tax (ITP): €82,600 Notary fees: Between €3,540 (0.3%) and €5,900 (0.5%) Land Registry: Between €1,180 (0.1%) and €3,540 (0.3%) The purchase of this property does not entail any real estate agency fees for the buyer. The property is sold fully furnished.

Features:

None, Pool, Air conditioning, Sea views, Mountain views, Private garden, Lift, None, Parking, None