



## Middle Floor Apartment for sale in Cortijo Blanco, Marbella

**570,000 €**

Reference: R5231548   Bedrooms: 3   Bathrooms: 3   Build Size: 139m<sup>2</sup>   Terrace: 35m<sup>2</sup>





## Costa del Sol, Cortijo Blanco

Immaculate Apartment in the Prestigious Los Almendros 1 Urbanisation, San Pedro de Alcántara – Ready to Move In! Seize this exceptional opportunity to own a pristine apartment in the exclusive Los Almendros 1 urbanisation, nestled in the upscale San Pedro de Alcántara district of Marbella on the sun-kissed Costa del Sol. This gated community, built in 2001 and renowned for its serene atmosphere and high-quality construction, offers resort-style living with lush tropical gardens, a communal swimming pool, and 24-hour security—perfect for families or those seeking a luxurious retreat. Ideally located just a short drive from the glamorous Puerto Banús marina (10 minutes), pristine beaches like Playa de San Pedro, and the flower-adorned old town of Estepona, it's moments from essential amenities: supermarkets like Mercadona, pharmacies, restaurants, and the esteemed Laude San Pedro International College right next door. With easy A-7 access to world-class golf courses such as Guadalmina and Atalaya, and Málaga Airport, embrace over 300 sunny days a year in one of Marbella's most coveted areas, where property values continue to appreciate amid strong demand for holiday rentals. Spanning 139 m<sup>2</sup> of bright, functional space on the first floor with convenient lift access and a north-facing orientation for comfortable temperatures, this impeccably maintained residence has been thoughtfully updated: a modern furnished kitchen, new energy-efficient Mitsubishi central air conditioning with a three-year warranty, fitted wardrobes, and adaptations for reduced mobility. The layout features three spacious bedrooms, three contemporary bathrooms, a generous living-dining area, and a balcony for outdoor relaxation. The community allows tourist rentals upon obtaining the required licence, making it a savvy investment in a thriving market with no outstanding debts or taxes—simply move in and enjoy! This debt-free property is fully prepared for immediate occupancy, offering elegance, convenience, and excellent rental potential. Contact us today to arrange a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Bar		
Restaurant On Site		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Garden	Commercial Area	Excellent
Urban	Beachside	
Street	Close To Golf	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	Garage
		Private
		Covered