



Guadalupe Baja, San Pedro de Alcántara  
 Frontline beach ground floor apartment in gated community is  
 bright, sunny and utterly captivating

bedrooms **4**    bathrooms **4**    built **181** <sub>m<sup>2</sup></sub>    terrace **32** <sub>m<sup>2</sup></sub>



community --  
 month

garbage --  
 year

ibi 1.152 €  
 year

for sale **2.100.000 €**

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.



## Guadalmina Baja, San Pedro de Alcantara

# Frontline beach ground floor apartment in gated community is bright, sunny and utterly captivating

This property has seemingly stolen the title of 'best apartment on the block' from all the others within this beach front gated community in Guadalmina Baja!

A corner apartment with south west facing orientation, this property has the sunniest disposition of any property in the vicinity - and that sunlight welcomes you from the moment you walk through the front door.

As you walk through the hallway the open plan living areas greet you warmly, all vastly illuminated by the swathes of sunlight that flood in from the garden. Tantalizingly, the Mediterranean sea sparkles and waves from the end of the garden.

The open plan kitchen takes command and oversees the floor, clean and streamlined in white with wooden counter tops adding an elegant touch. The island unit stands centerstage and is kept company by barstools offering a perching spot for guests. The kitchen is brightly lit by both recessed lighting and natural light streaming in from the side window. All high end appliances, including a wine cooler, are fully integrated, as is the extractor hob, sublimely hidden overhead and flush to the ceiling.

Adjacent to the kitchen is a small sofa area, a perfect place for guests to relax and chat with the chef. A glass fronted fire promises additional warmth should the weather turn colder.

The main lounge opens up in front of the kitchen and enjoys a regal place in front of large glass sliding doors that open to the main terrace in the garden and onto a chill out ...

Reference	CV0024	Beds	4	Built m <sup>2</sup>	181
Type	Ground Floor Apartment	Baths	4	Interior m <sup>2</sup>	---
Location	Guadalmina Baja, San Pedro de Alcantara	En-suite Baths	---	Terrace m <sup>2</sup>	32
		Guest Toilets	---	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	---	Levels	1
Garden	Communal	Garbage	---	Floor	---
Garage	Communal	IBI	1.152 € / year	Orientation	South
Parking slots	1	Construct Year	1976	EPC	In Progress
		Renovation year	---		

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area, offering seating and shade from the sun.

The lounge borders the dining area, itself also enjoying a top spot looking out into the garden and offering direct access out via large glass terrace doors. Bedecked in neutral tones and wooden furniture, complemented by the royal blue of the lounge sofa, this area almost mimics the blue of the ocean and oatmeal shades of the sand.

An unobtrusive door leading off from the main living area reveals a spacious double bedroom. Accessed by walking through a large wardrobe area, the bedroom is bright, airy and extensive. With another pair of sliding glass doors leading to the private garden and terraces, this suite is the very epitome of waking up on the beach. Sunlight filters in highlighting the delicate decor whilst the sea views tease you from a distance. An ensuite bathroom is at the other end of the bedroom hallway and boasts a large walk in shower with a wooden surround, dual sinks set in an elegant white unit and a chic free standing bathtub.

Back into the hallway and, on either side, two further double bedrooms can be found. The first, impeccably furnished in a cooling mix of soft gray, crisp white and gentle dark blue shades, is striking. Its ensuite bathroom is well lit and reveals a glass framed corner walk in shower and dual sinks sitting atop a rich wood unit.

Across the hall leads you into another commodious bedroom, this one offering access to the private garden through a glass door at one end. Furnished again in captivating tones of white and blue, this bedroom too has its own ensuite bathroom featuring a walk in glass framed shower and sink unit, with wood units underneath offering plenty of cupboard space.

This property, unusually, offers an annex, comprising of another bedroom, bathroom and kitchen - a perfect place to offer visiting guests. With a communal private parking space, this beach front home is safe within this gated community and includes 24 hr security services. Within its perimeter residents and guests can make use of the communal swimming pool or choose to relax and dine in the restaurant nearby.

Ultimately, the garden belonging to this property is sublime, given that it opens out onto miles and miles of sandy beach and the Mediterranean Sea that kisses its shores. Uninterrupted.. Open.. Incredible.

The garden features its own private pool at one end of the terrace and, as an added bonus, another private terrace borders the outside of the garden walls, offering THE best spot for sun loungers.....

Right.On.The.Beach.







