# SAN PEDRO DE ALCÁNTARA

| sypialnie | ■azienki | zbudowany m² | taras m² | fabu■a m² |
|---|---|---|---|---|
| 8 | 5 | 500 | 100 | 120 |

## VILLA W SAN PEDRO DE ALCÁNTARA

CASTLE-STYLE MASTERPIECE IN SAN PEDRO Centro Historico – A UNIQUE RESIDENCE WITH CHARACTER, SCALE & POTENTIAL Where Historic Charm Meets Modern Possibility A truly rare opportunity has arrived in the heart of San Pedro Pueblo. This castle-inspired residence offers a striking blend of Andalusian elegance, architectural detail, and investment potential, just a short walk from San Pedro Boulevard, NH Hotel, and Laude San Pedro International School. Boasting over 500 m² of space, this standalone home spans several levels and features 8+ spacious rooms, 5 bathrooms, multiple living areas, and a layout full of light, personality, and endless potential. PRICED WELL BELOW MARKET COMPARABLES Modern reformed homes of this size and location in San Pedro or Nueva Andalucía typically sell for well over €2-3M+. This is an incredible opportunity to secure a large, character-rich property at a much lower entry point, with significant upside. FOR THOSE WHO DREAM BIG Built with unmistakable character, the home includes arched windows, decorative railings, marble floors, and an impressive interior courtyard inspired by the Alhambra, complete with traditional fountain and stained-glass touches. It's a residence that feels both timeless and inspiring — ideal for those seeking a home with presence and story. KEY FEATURES: Two-sided fireplace between the formal dining area and bright main salon French windows and balconies on each floor A top-level stained-glass room perfect for reading, working, or relaxing Adjacent multipurpose space that could become a cinema, gym, or additional bedrooms Rooftop solarium with BBQ, outdoor shower, and sauna Pre-installation ready for a residential lift (typical cost €8,000–€12,000) FLEXIBLE USE – RESIDENTIAL, RENTAL, OR COMMERCIAL This is not just a home, but a platform for your vision. Whether you're looking to: Live in a truly unique family home Convert it into multiple apartments for rental or resale Create a boutique hospitality project, wellness space, or gallery Use the lower levels for business while living above This property offers the space and structure to adapt. LOCATION BENEFITS: 1-minute walk to San Pedro Boulevard 5 minutes to Laude School and NH Hotel Surrounded by local shops, cafes, and services Nearby communal pool, gym, sauna, jacuzzi, paddle/tennis. 10 minutes to Puerto Banús and Marbella This is a one-of-a-kind property that offers lifestyle, space, and long-term value. Homes like this rarely come to market — and when they do, they move fast. Contact us today to schedule a private viewing. Your castle in San Pedro awaits.

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