

# Kyrkogatan 20

San Pedro de Alcántara



## Kyrkogatan 20



South facing facade

## A bespoke development

Kyrkogatan 20 is a bespoke development of only one townhouse and four apartments conveniently located close to the town center of San Pedro de Alcántara and only a few minutes walk from the promenade and beach.

A modern design incorporates the latest technologies and materials to achieve quality finishes enhanced by high end branded kitchens and bathrooms. A secluded exterior pool, garden area and off street parking increase the livability and rentability of the project.

Due to begin construction at the beginning of 2020 with expected completion by Summer 2021, there is an opportunity to customise certain materials and specifications. The developer and constructor, Codecosol, has a proven track record in the local building industry and has delivered many successful residential projects over the past 10 years.

## The Townhouse (H1)



The property has four levels accessed by an elevator, the main floor is a large open plan with double aspect and guest toilet. The first floor consists of the master bedroom ensuite, a family bathroom and two guest bedrooms. On the top floor is a library/games room and the lower ground floor has a further two bedrooms with bathroom and media/games room.



TOWNHOUSE: Ground floor



TOWNHOUSE: Ground floor

## Double aspect open plan living



Accessed from street level via a short walk up stairway into a covered entryway. Once inside the main living floor, which is elevated above street level, the open plan kitchen and dining area lead out through the salon to a bespoke floating terrace. Feature wood paneling and bespoke kitchen with Gaggenau appliances complete this spacious living area.

TOWNHOUSE: First floor master bedroom



## The master suite



Located on the first floor the spacious master suite features a large en suite bathroom and fully fitted walkin wardrobe / dressing room. A further two guest bedrooms with shared bathroom are located on this floor.

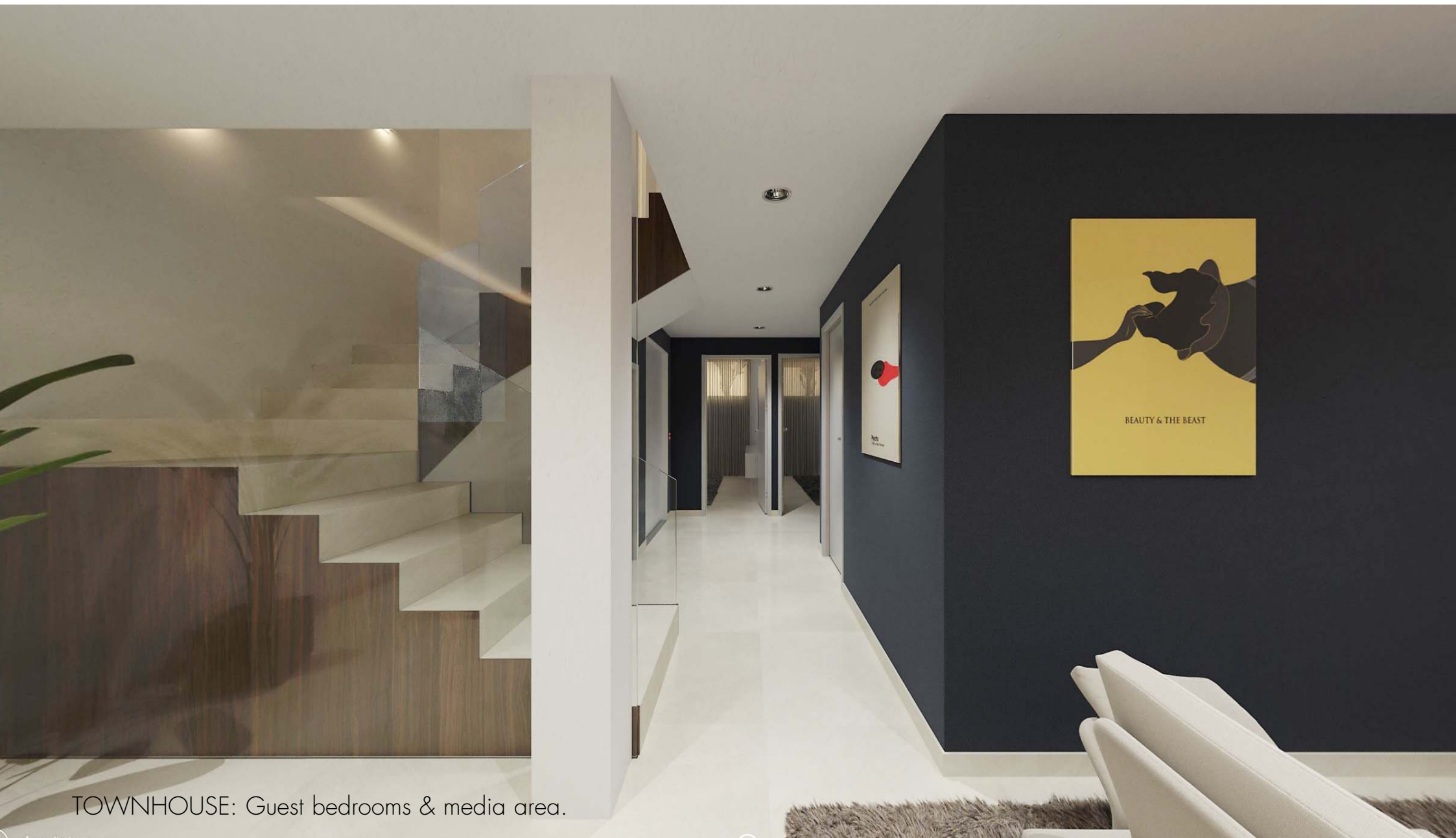
TOWNHOUSE: Library / Home office



## Large open terrace



Featuring a large open terrace the top floor of the property can be modified to the clients specifications. It is currently proposed for a library or home office with guest toilet.



TOWNHOUSE: Guest bedrooms & media area.

## Lower ground level



Two guest bedrooms with a shared family bathroom are located at the rear of the property with daylight patios. A large open salon or media room can be modified to increase the number of bedrooms or to the clients specific needs.

## Duplex apartments (H2 & H3)



Accessed from street level via a short walk up stairway into a communal lobby. Once inside the main living floor which is elevated above street level the open plan kitchen and dining area leads on to a bespoke floating terrace. The property has two levels, the lower level has two further guest bedrooms which could be modified to three bedrooms.

LOWER APARTMENT: kitchen dining area





LOWER APARTMENT: Master bedroom

## Master suite



Located on the main floor with access to the rear of the property the spacious master bedroom and en suite bathroom are ideal for single level living. A Fully fitted walk-in wardrobe and dressing room are complimented by a large bathroom with floor to ceiling feature window.



LOWER APARTMENT: Media room

## Lower ground floor



Two guest bedrooms with a shared family bathroom are located at the rear of the property with daylight patios. A large open salon or media room can be modified to increase the number of bedrooms or to the clients specific needs.

## Upper Apartments (H4 & H5)

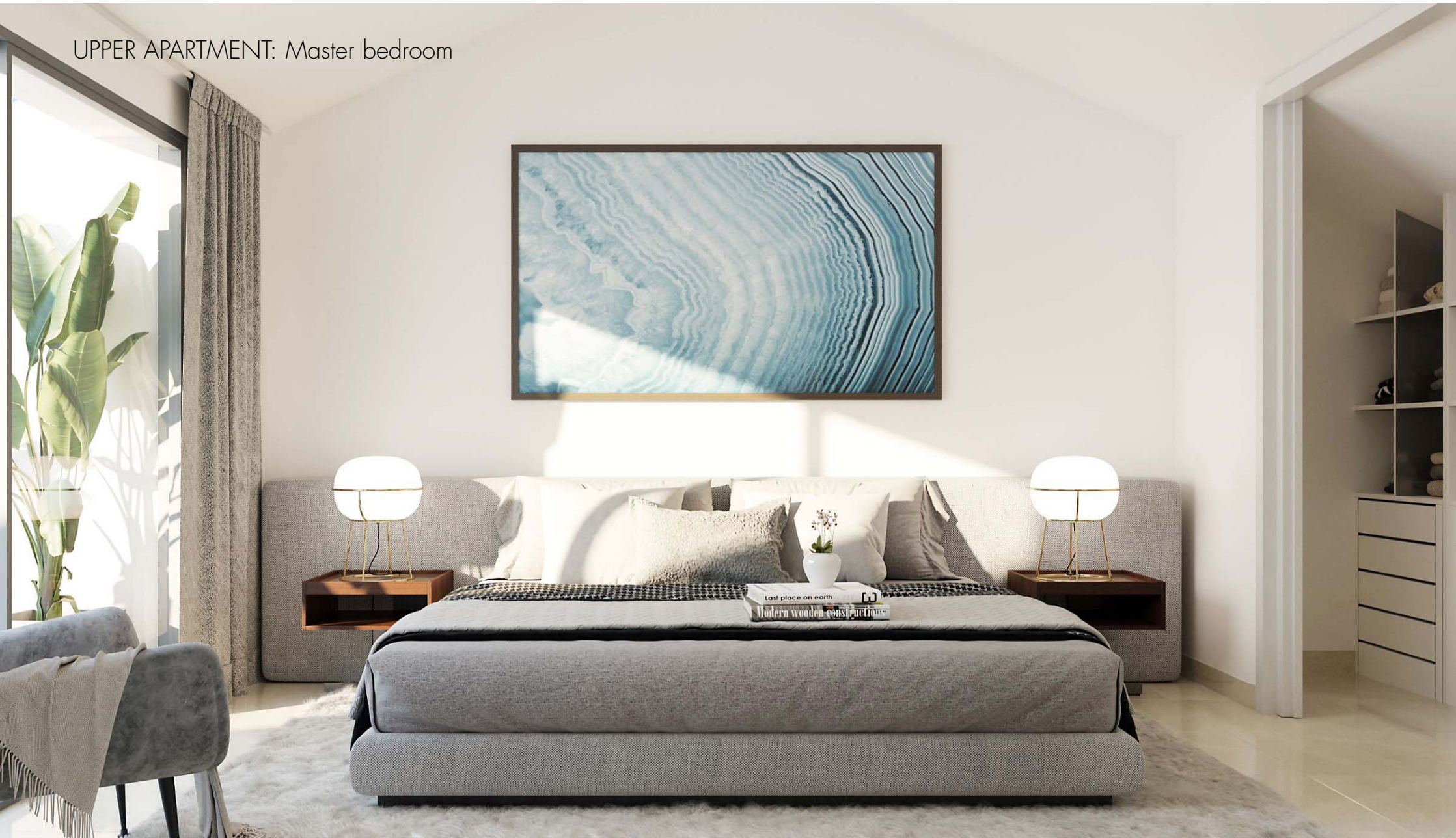


Accessed via a communal lobby with elevator the property has two levels. The main floor offers a large open salon with kitchen, two guest bedrooms and shared bathroom. The upper floor includes a master bedroom with en suite bathroom and private terrace with views to the sea.

UPPER APARTMENT: Main salon



UPPER APARTMENT: Master bedroom



## Master suite



Located on the top floor, this light, spacious and bright master suite has a hidden walk-in wardrobe feature and large opening windows to the private terrace with view of the sea. The master bathroom features a velux roof window and there is access to a small rear terrace.

# FLOOR PLANS

## House 1 (detached house) **H1**

1. Games/TV Room	22,30 m2
2. Stairway	2,43 m2
3. Storage Room	1,44 m2
4. Open Basement	8,22 m2
5. Laundry	5,43 m2
6. Guest Bathroom I	4,20 m2
7. Guest Bedroom I	12,05 m2
8. Guest Bedroom II	12,05 m2

Total: 68,10 m2

## House 2 (duplex house) **H2**

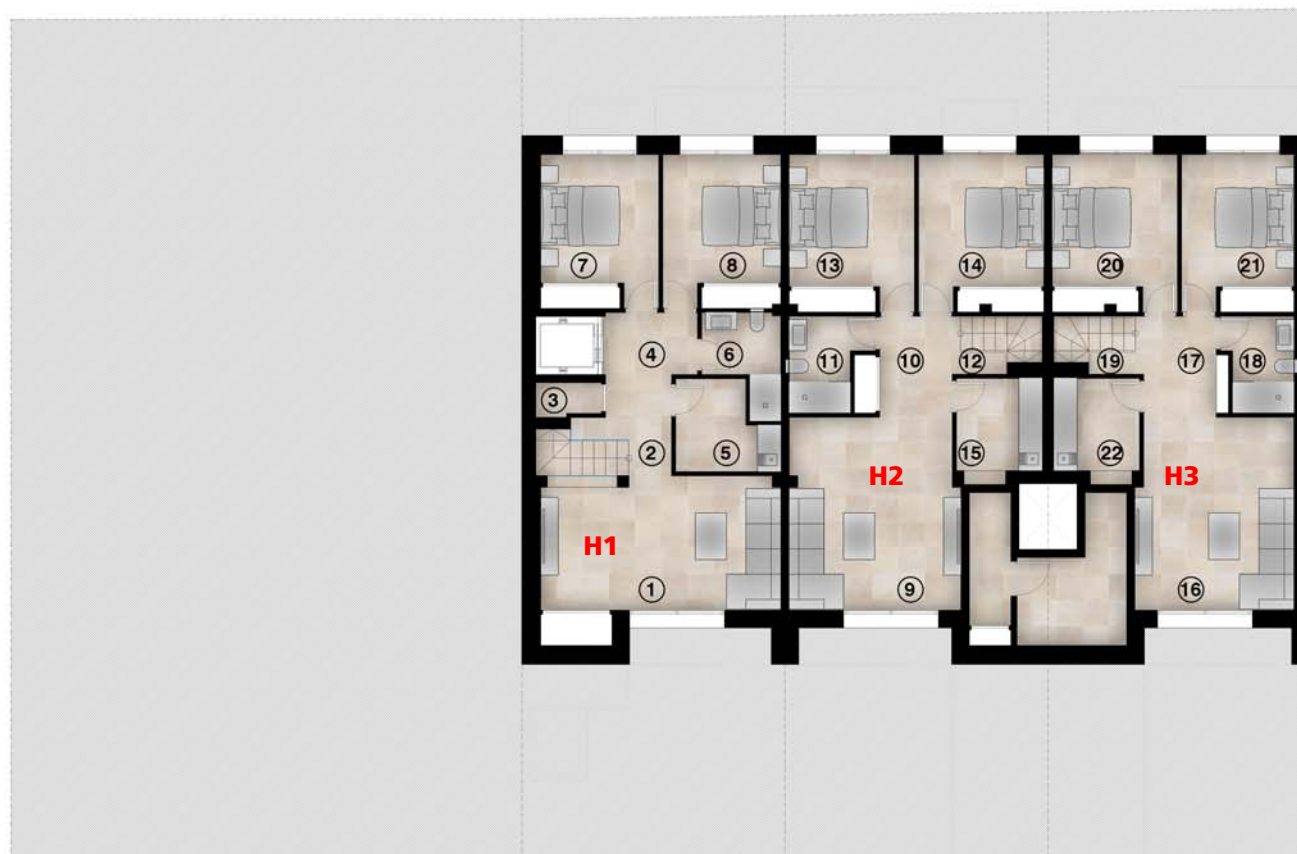
9. Games/TV Room	21,55 m2
10. Open Basement	6,69 m2
11. Guest Bathroom	4,53 m2
12. Stairway	4,32 m2
13. Guest Bedroom I	13,05 m2
14. Guest Bedroom II	13,03 m2
15. Laundry	5,65 m2

Total: 68,81 m2

## House 3 (duplex house) **H3**

16. Games/TV Room	19,95 m2
17. Open Basement	6,19 m2
18. Guest Bathroom	4,23 m2
19. Stairway	4,32 m2
20. Guest Bedroom I	13,03 m2
21. Guest Bedroom II	11,73 m2
22. Laundry	5,65 m2

Total: 65,09 m2



Level -1: Lower Ground Floor



### House 1 (detached house) **H1**

1. Main Entrance	6,92 m2
2. Parking Area	19,11 m2
3. Terrace	11,57 m2
4. Covered Entry	2,30 m2
5. Lounge/Dining	35,19 m2
6. Entrance Hallway	5,66 m2
7. Stairway	4,86 m2
8. Kitchen	23,91 m2
9. Hallway	1,98 m2
10. Guest Toilet I	2,57 m2
11. Rear Terrace	14,38 m2

Total: 129,53 m2

### House 2 (duplex house) **H2**

12. Parking Area	25,94 m2
13. Terrace	10,73 m2
14. Lounge/Dining	26,56 m2
15. Kitchen	7,59 m2
16. Starway	4,73 m2
17. Guest Toilet	1,87 m2
18. Master Wardrobe	7,87 m2
19. Master Bedroom	13,16 m2
20. Master Bathroom	6,00 m2
21. Rear Terrace	15,28 m2

Total: 119,75 m2

### House 3 (duplex house) **H3**

22. Parking Area	25,46 m2
23. Terrace	10,54 m2
24. Lounge/Dining	26,56 m2
25. Kitchen	7,59 m2
26. Starway	4,73 m2
27. Guest Toilet	1,87 m2
28. Master Wardrobe	7,87 m2
29. Master Bedroom	13,16 m2
30. Master Bathroom	6,00 m2
31. Rear Terrace	15,63 m2

Total: 119,42 m2



### Common Areas

32. Parking Area	66,98 m2
33. Common Garden	95,32 m2
34. Lounge Area	30,10 m2
35. Swimming Pool	62,64 m2
36. Main Entrance	10,56 m2
37. Covered Entry	2,07 m2
38. Ground Gallery	282,61 m2

Total: 65,09 m2



Level 0: Ground floor



# FLOOR PLANS

## House 1 (detached house) **H1**

1. Balcony	1,80 m2
2. Master Bedroom	15,65 m2
3. Master Bathroom	6,76 m2
4. Master Wardrobe	8,12 m2
5. Starway	4,86 m2
6. Open Basement	7,52 m2
7. Guest Bathroom II	5,65 m2
8. Guest Bedroom III	12,73 m2
9. Guest Bedroom IV	12,71 m2

Total: 75,81 m2

## House 4 (duplex house) **H4**

10. Balcony	0,98 m2
11. Lounge/Dining	26,60 m2
12. Kitchen	6,19 m2
13. Open Basement	5,29 m2
14. Guest Bathroom	3,96 m2
15. Guest Bedroom I	14,11 m2
16. Guest Bedroom II	12,84 m2

Total: 69,96 m2

## House 5 (duplex house) **H5**

17. Balcony	0,98 m2
18. Lounge/Dining	26,60 m2
19. Kitchen	6,19 m2
20. Open Basement	5,29 m2
21. Guest Bathroom	3,96 m2
22. Guest Bedroom I	12,84 m2
23. Guest Bedroom II	14,11 m2

Total: 69,96 m2

## Common Areas

24. Upper Gallery	6,48 m2
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Level 1: First Floor



### House 1 (detached house) **H1**

1. Upper Terrace	15,89 m2
2. Library	22,18 m2
3. Guest Toilet	1,62 m2

Total: 39,69 m2

### House 4 (duplex house) **H4**

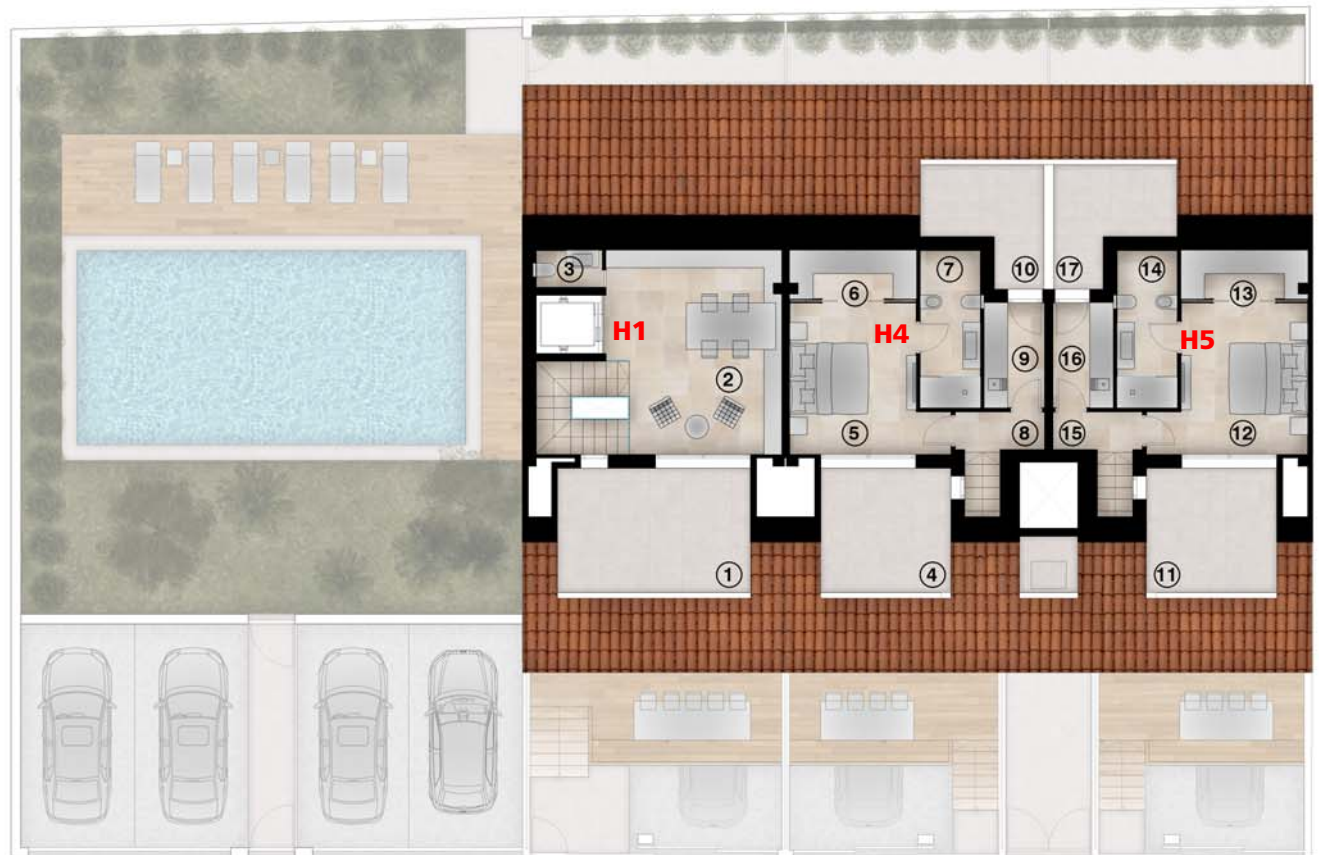
4. Upper Terrace	10,74 m2
5. Master Bedroom	13,69 m2
6. Wardrobe	4,00 m2
7. Master Bathroom	6,28 m2
8. Hallway	2,25 m2
9. Laundry	4,18 m2
10. North Terrace	7,61 m2

Total: 48,75 m2

### House 5 (duplex house) **H5**

11. Upper Terrace	10,74 m2
12. Master Bedroom	13,69 m2
13. Wardrobe	4,00 m2
14. Master Bathroom	6,28 m2
15. Hallway	2,25 m2
16. Laundry	4,18 m2
17. North Terrace	7,61 m2

Total: 48,75 m2



Level 2: Second Floor



EXTERIOR AREA: Secluded pool & garden area



# Specifications

## TOWNHOUSE (H1)

Home Automation CONTROL 4 - Control lighting, heating and air-conditioning.

DAIKIN Hot & Cold air conditioning system

Under floor heating throughout

Double glazed high quality windows

Interior carpentry - solid wood doors & fitted wardrobes

Flooring - Marble, Ceramic and solid wood flooring

Integrated water treatment system with water tank

Wall and roof insulation to extra specification

Large terraces with natural aged stone

Video Entry System

Kitchen by MOBALCO with Gaggenau appliances

Bathrooms featuring Villeroy & Boch and Hans Grohe fixtures

## Pre Installations

CCTV and Security Systems

Fully integrated audio / visual system

## APARTMENTS (H2,H3,H4 & H5)

DAIKIN Hot & Cold air conditioning system

Double glazed high quality windows

Interior carpentry - solid wood doors & fitted wardrobes

Flooring - Marble, Ceramic and solid wood flooring

Underfloor heating in all bathrooms

Integrated water treatment system with water tank

Wall and roof insulation to extra specification

Video Entry System

Kitchen by SANTOS with Siemens appliances

Bathrooms featuring Villeroy & Boch and Hans Grohe fixtures

## Pre Installations

CCTV and Security Systems

Fully integrated audio / visual system



# San Pedro de Alcántara

Over the past 30 years San Pedro has become transformed from a local fishing village within the locality of Marbella to a thriving and independent town. With major infrastructure investment and extensive residential development it now offers a year round family friendly destination for both tourists and semi residents.



San Pedro Boulevard with restaurants & bars



San Pedro Promenade and beach front

The district of El Ingenio within San Pedro, is a traditional spanish enclave and is destined to re developed and improved over the coming years offering good rental opportunities and asset appreciation.



## The constructor developer

Established in the area for over 15 years, Codecosol has completed several similar projects in the local area for investors and private clients.

Every aspect of a new build or reconstruction process is delivered by an experienced team of Swedish, Spanish and English technicians and engineers.

**For more information on Kyrkogatan 20, please contact your agent.**

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