



**Property type :** Detached Villa

**Location :** San Pedro de Alcántara

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**House area :** 450 m<sup>2</sup>

**Plot area :** 610 m<sup>2</sup>

- ✓ Close to beach
- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Utility room
- ✓ Furnished

- ✓ Close to golf
- ✓ Domotics
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Storage room
- ✓ Satellite dish
- ✓ White goods
- ✓ Barbecue

This brand new villa is located in San Pedro Alcántara, on the beach side.

**Location:**

San Pedro Beach, part of the illustrious Marbella coastline, is renowned for its serene golden sands and crystal-clear Mediterranean waters. The area is well-appointed with a delightful promenade, adorned with chic cafes and exquisite seafood restaurants. It is a haven for beachgoers seeking tranquility yet remains a stone's throw away from the vibrant Puerto Banús, known for its luxury yachts and high-end boutiques. Offering a blend of relaxation and sophistication, San Pedro Beach caters to a discerning clientele who appreciate a harmonious balance between leisurely beach life and upscale amenities.

**Distribution:**

Ground floor: The entrance leads to the living and dining area, featuring a fully open-plan Bosch kitchen, a guest toilet, and an en suite guest bedroom. Access to covered and open terraces and the private pool is available from all areas.

Upper floor: The master bedroom includes a dressing area and en suite bathroom, along with another en suite guest bedroom. Private terraces are part of this level.

Lower floor: This level comprises a separate apartment with a fully equipped kitchen, an en suite guest bedroom, and an entertainment area or gym.

The villa also includes two carport spaces and a storage room for your convenience. We understand that furniture is a personal choice, which is why we are open to negotiation on furnishing options.

**Materials:**

This villa also features air conditioning and underfloor heating in the bathrooms for added comfort. Plus, with solar panels installed, you can reduce your carbon footprint while saving on energy bills.

In addition to this luxurious feature, there is also a separate apartment with another fully fitted kitchen and two bedrooms on the lower floor - ideal as an entertainment area or gym space.



