



**Property type :** Detached Villa

**Location :** San Pedro de Alcántara

**Area :** Guadalmina Alta

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 242 m<sup>2</sup>

**Terraces area :** 27 m<sup>2</sup>

**Airport :** 71 km

**Beach :** 4 km

**City :** 2,2 km

**Golf :** 1,3 km

- ✓ WiFi
- ✓ Parking
- ✓ Close to beach
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Heating
- ✓ Near golf
- ✓ White goods
- ✓ Barbecue

- ✓ Close to golf
- ✓ Garden
- ✓ Fitted wardrobes
- ✓ Not furnished



Nestled within the serene confines of an exclusive residential area, this captivating villa epitomizes the perfect family abode. Spanning an impressive 242 square meters, this home boasts a harmonious blend of space, comfort, and convenience.

Step inside to discover a thoughtfully designed layout that effortlessly accommodates the needs of a modern family. The villa features four inviting bedrooms, including a master suite with an attached dressing room, ensuring ample space for relaxation and privacy. With three beautifully appointed bathrooms, mornings are a breeze, offering convenience and luxury at every turn.

The heart of the home lies within its expansive lounge, where natural light floods in, creating an inviting ambiance for both relaxation and entertainment. A separate, fully-equipped kitchen beckons culinary enthusiasts, complete with modern appliances and ample storage space.

Beyond its inviting interiors, the villa offers a seamless transition to outdoor living. Step onto the charming 24 square meter covered terrace and be greeted by breathtaking vistas of lush meadows, the tranquil Guadalmina river, and majestic mountains. The private garden, adorned with verdant trees, a profusion of plants, and colorful blooms, provides an idyllic oasis for leisurely afternoons spent in blissful repose.

For those seeking respite from the warm Mediterranean sun, a private swimming pool awaits, measuring an inviting 9 x 4 meters. Embrace the tranquil ambiance as you cool off in the crystalline waters or simply soak up the sun in utter tranquility.

Convenience and security are paramount in this esteemed enclave. Tucked away in a quiet cul-de-sac, the villa offers secure gated parking for two cars, with additional space available for guests. A separate driveway, flanked by graceful double-winged gates, further enhances accessibility, while a storage room beneath the garage provides practical storage solutions.

With its prime location, the villa offers unparalleled access to a wealth of amenities. Close proximity to esteemed golf courses, including Guadalmina and Atalaya, ensures endless opportunities for recreation, while nearby San Pedro de Alcantara offers a charming array of shops, restaurants, and schools. Effortless access to the motorway and the beach further enhances the allure of this distinguished residence.

Imbued with warmth, elegance, and timeless charm, this villa stands as a testament to refined living in a coveted locale. With its impeccable condition and array of modern comforts, it awaits the discerning buyer seeking the epitome of luxury and tranquility in the heart of the Costa del Sol.

