



**Property type :** Detached Villa

**Location :** San Pedro de Alcántara

**Bedrooms :** 8

**Bathrooms :** 5

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** North

**Views :** Mountain views

**Parking :** Closed Garage

**House area :** 500 m<sup>2</sup>

**Plot area :** 120 m<sup>2</sup>

- |                  |                       |                 |
|------------------|-----------------------|-----------------|
| ✓ WiFi           | ✓ Close to sea        | ✓ Close to golf |
| ✓ close to shops | ✓ Tennis court        | ✓ Gymnasium     |
| ✓ Guest house    | ✓ Fitted wardrobes    | ✓ Storage room  |
| ✓ Alarm system   | ✓ Sauna               | ✓ Utility room  |
| ✓ Terrace        | ✓ Solarium            | ✓ White goods   |
| ✓ Not furnished  | ✓ Partially furnished | ✓ Furnished     |
| ✓ Jacuzzi        | ✓ Airconditioning     | ✓ Barbecue      |



## 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 m<sup>2</sup> 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.

