



## Villa for sale in Marbella

4,250,000 €

Reference: R3229714   Bedrooms: 6   Bathrooms: 6   Plot Size: 806m<sup>2</sup>   Build Size: 561m<sup>2</sup>   Terrace: 221m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Spacious beachside villa in popular San Pedro, a short drive west of Marbella and Puerto Banús, and within walking distance of the beach promenade, shops and restaurants. This house is set in manicured gardens with a swimming pool, offering a perfect combination of indoor and outdoor spaces, including a fantastic 120m<sup>2</sup> roof terrace with panoramic views. On the entrance level, we find an entrance hall, a living room with fireplace, a dining room connected to a large fully equipped kitchen with breakfast area, a laundry/utility room, a guest toilet and an en-suite guest bedroom. Additionally, there is a large covered terrace overlooking the pool. On the upper floor, there are two guest suites with terraces, and the master suite with a sunny open terrace and access to the roof terrace. The naturally lit basement offers a games room, two additional bedrooms (for beds), a family bathroom and a large garage that can accommodate 3-4 cars. There are also storage areas and engine rooms. This villa offers a spacious and comfortable environment, with a well thought out layout that makes the most of the different areas of the house. The location close to the beach and the amenities of San Pedro, as well as the ease of access to Marbella and Puerto Banús, make it an ideal option for those looking to enjoy a relaxed lifestyle on the Costa del Sol.



Features:

Features

- Covered Terrace
- Near Transport
- Private Terrace
- Satellite TV
- Storage Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Fitted Wardrobes
- WiFi
- Utility Room
- Solarium
- Games Room
- Basement

Views

- Mountain
- Garden
- Pool
- Urban

Pool

- Heated
- Private

Garden

- Private

Utilities

- Electricity
- Drinkable Water
- Telephone

Orientation

- South
- South East

Setting

- Beachside
- Close To Golf
- Close To Port
- Urbanisation
- Close To Shops
- Close To Schools
- Close To Sea
- Close To Town
- Close To Marina

Furniture

- Part Furnished
- Optional

Security

- Gated Complex
- Alarm System
- Electric Blinds
- Entry Phone
- Safe

Category

- Holiday Homes
- Luxury
- Resale
- Golf

Climate Control

- Air Conditioning
- Fireplace
- Central Heating

Condition

- Good
- Excellent

Kitchen

- Fully Fitted

Parking

- Underground
- Garage
- Private