

## 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 120m2 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** Orientation **Climate Control** South Air Conditioning **Covered Terrace** 

**Near Transport** South East Fireplace

Central Heating **Private Terrace** Satellite TV Storage Room **Ensuite Bathroom** 

Fitted Wardrobes

WiFi

Marble Flooring **Double Glazing** 

**Utility Room** Solarium

Games Room

**Basement** 

**Views** Condition **Setting** Mountain Beachside Good Close To Golf Garden Excellent

Close To Port Pool Urban Urbanisation Close To Shops

> Close To Schools Close To Sea Close To Town Close To Marina

**Pool Furniture** Kitchen Heated Part Furnished **Fully Fitted** 

Private Optional

Garden Security **Parking** Private **Gated Complex** Underground

Alarm System Garage **Electric Blinds** Private

**Entry Phone** 

Safe

**Utilities** Category Electricity **Holiday Homes** 

Drinkable Water Luxury Telephone Resale Golf