



## 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

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

### Orientation

South

South East

### Climate Control

Air Conditioning

Fireplace

Central Heating

### Pool

Heated

Private

### Garden

Private

### 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

### Condition

Good

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

Garage

Private

### Utilities

Electricity

Drinkable Water

Telephone