

## 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 Sea  
Close To Shops  
Close To Town  
Close To Schools  
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