

Villa for sale in Marbella

1,600,000 €

Reference: R4586002 Bedrooms: 4 Bathrooms: 4 Plot Size: 565m<sup>2</sup> Build Size: 347m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Steps from the beach, between Guadalmina Baja and San Pedro Alcántara.

In a property investment, what determines the value of the property above all else is the location, and in this property it is all about location, location and location.

Steps away from the beach, in the exclusive area of Lindavista, between Guadalmina Baja and San Pedro Alcántara, the villa enjoys one of the most sought-after residential areas in Marbella.

Upon entering the property, the spacious living/dining room is highlighted by a fireplace, a space that communicates harmoniously with a large porch of 30 m<sup>2</sup>. The porch opens onto a mature tropical garden, in the centre of which is the swimming pool.

On the ground floor there is a bedroom with en suite bathroom and a guest toilet. The kitchen is large and bright, fully equipped, functional and opens onto the back garden surrounded by fruit trees.

The first floor reveals a careful design and an ideal distribution of space, with three bedrooms and two bathrooms. The master bedroom also has a large and comfortable dressing room and a private terrace overlooking the lush garden.

The basement, with a generous 145 square metres, provides additional space for a variety of needs, whether for storage, a private gym or even the ability to customise according to your preferences.

Security is a priority in this villa, with the presence of an alarm system that provides peace of mind and protection to its residents.

To arrange a visit, please do not hesitate to contact us, it will be a pleasure to assist you.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Utility Room

### Orientation

North  
East  
South  
West

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Town  
Close To Marina

### Condition

Good

### Kitchen

Fully Fitted

### Pool

Private

### Garden

Private

### Furniture

Part Furnished

### Security

Alarm System

Entry Phone

### Parking

Garage

Private

Covered

### Energy Rating

D

### Utilities

Electricity

Drinkable Water

Telephone

### CO2 Emission Rating

D

### Category

Contemporary

Beachfront

Golf