



## Detached Villa for sale in San Pedro de Alcántara, Marbella

1,400,000 €

Reference: R4942390 Bedrooms: 4 Bathrooms: 5 Plot Size: 950m<sup>2</sup> Build Size: 250m<sup>2</sup> Terrace: 62m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

We are proud to represent this exclusive elegant and modern villa located beachside in the desirable area of San Pedro – The location is ideally situated within walking distance to the centre of San Pedro, which is full of fabulous bars & restaurants, the promenade & beach is also within walking distance, so no need for a car! – the area is residential so very peaceful and safe.

The villa is built on a generous plot of 950m<sup>2</sup> which has a well-maintained garden that includes a variety of fruit trees, planters & shrubs. There is a large free to form coverable swimming pool, outdoor shower and there is a very spacious area for entertaining and dining outdoors which has a separate build in BBQ, wine fridge and built-in sink unit. There is a spiral staircase where you can access the upper sun roof terrace to enjoy and capture the most amazing sunsets from here.

The property consists of 4 bedrooms and 5 bathrooms, on entering through the main door there is a very bright and spacious open plan living and dining area and kitchen which is large and has a range of base and wall mounted units and integrated appliances. The kitchen has an area for dining and a separate utility room, which houses the washing machine, dryer and boiler.

There are a further 3 more spacious bedrooms which are all en-suite – Guests can enjoy a separate WC/cloakroom on this same level – an inner corridor leads to adjoining covered garage and from the garage there is a security door leading onto to a further private terrace/Japanese garden which has been decked for ease of maintenance.

Stairs lead from the kitchen up to the Master bedroom which has an en-suite bathroom complete with stand along shower unit, W.C and sink unit – double glass patio doors lead onto an outdoor west facing terrace which captures the most amazing sunsets, and a view to the sea and mountains.

All rooms have air conditioning units which are hot & cold they also enjoy the added benefit of oil-based radiators in all rooms. Solar panels were recently installed and 67% of electricity comes from those panels. All windows have automatic shutter blinds and there are also iron wreckers fitted.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Ensuite Bathroom  
 Double Glazing  
 Utility Room  
 WiFi  
 Fiber Optic  
 Solarium

### Views

Sea  
 Mountain  
 Garden  
 Pool  
 Urban

### Pool

Private

### Security

Alarm System  
 Electric Blinds  
 Entry Phone  
 Safe

### Category

Resale

### Orientation

South  
 West  
 South West

### Setting

Beachside  
 Close To Golf  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Village  
 Town

### Kitchen

Fully Fitted

### Parking

Garage  
 Private

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 U/F/H Bathrooms

### Condition

Excellent

### Garden

Private  
 Easy Maintenance

### Utilities

Electricity  
 Drinkable Water  
 Solar water heating