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Detached Villa for sale in San Pedro de Alcántara, Marbella

2,995,000 €

Reference: R5047393 **Bedrooms:** 5 **Bathrooms:** 5 **Plot Size:** 669m^2 **Build Size:** 235m^2 **Terrace:** 124m^2











Costa del Sol, San Pedro de Alcántara

NEW VILLA FOR SALE IN SAN PEDRO DE ALCANTARA / BEACH SIDE

The villa on offer is part of a new development of 3 villas, completed in June 2026, in the Linda Vista Playa area of San Pedro de Alcantara. The project sits at the end of a cul-de-sac in the Los Porqueroles urbanisation, which stands out for its surprising tranquillity combined with excellent access to just about everything you could think of.

The beach is 450 metres away as the crow flies and only 700 metres on foot, essentially on level ground. The new centre of San Pedro – the restaurants and the many services lining the boulevard running perpendicular to the sea – begins just 650 metres away. Another advantage is the walking-distance access to the Laude and San José international schools, located 1,3 km and 1,4 km away respectively. Malaga international airport is a 35-minute drive. And as is typical on the Costa del Sol, several golf courses, a tennis club and much more are nearby.

The whole project was built with an emphasis on practicality, functionality and modern technology, though design was naturally not neglected either – it comes from the studio Buzón+Cuevas Arquitectos. All bedrooms and living areas have individually controlled air conditioning and underfloor heating, the windows are high-quality aluminium from Cortizo, the bedrooms have external blackout screens and the children's rooms have external roller blinds. The houses are highly energy-efficient, thanks in part to a Daikin heat pump and an 8 kWp photovoltaic system supplemented by a 3 kWh battery. The houses are fitted with a Zennio smart home system, which among other things controls the ambient night lighting. The pools come with a counter-current system and a cover with solar slats and are also pre-fitted for the addition of heat pump water heating.

On the ground floor of the villa there is a living room openly connected to the dining area and kitchen, a study/guest room, a small entrance hall and a bathroom with a shower. The living room and dining area open onto a covered terrace with a corner sofa and dining for 6 people. On the right, the terrace continues into a solarium with two sun loungers, which in turn leads to the pool. On the left, the terrace continues into a carefully maintained lawn.

On the first floor there are two double bedrooms facing the garden, two children's rooms facing the street and a laundry room. The master bedroom has a built-in walk-in wardrobe, a spacious bathroom with both a bathtub and a shower, and a small terrace. The second bedroom has a bathroom with a shower and a small terrace. Both children's rooms also have their own en-suite bathrooms with a shower.

The whole house, with the exception of the study/guest room, is fully furnished, mostly with custom-made furniture – all the beds, for example, have an above-standard length of 210 cm. The kitchen is equipped with a Haier American-style fridge, built-in Siemens appliances and designer Smeg devices. The bathrooms feature Villeroy & Boch sanitaryware and Sannycess taps.

The entrance gate is, of course, automatic, and the security front door also offers a keyless solution – by fingerprint, numeric code or via a mobile app. The spacious parking for 2 cars can be roofed over with a pergola if desired. A utility room with a small storage space under the staircase are accessible from outside the house. A further storage space can be added to the left of the front door. The entire plot is surrounded by a high fence, lined on the inside with carefully selected mature greenery, naturally with automatic irrigation.

The property is suitable both as a permanent home and as a weekend retreat. Given its rare location, however, it also represents an interesting investment, both in terms of short- or long-term rental and in terms of future growth in value.

The asking price of 2.995.000 EUR is exclusive of the furnishings, which are priced at 195.000 EUR.

BASIC INFORMATION
new villa with 5 bedrooms and 5 bathrooms over 2 above-ground floors
plot size – 669 m2
built-up area – 235 m2 (ground floor 108 m2 and first floor 127 m2)
parking area – 56 m2
terrace area – 124 m2
pool size – 8,4 x 3,6 m
fully furnished
main facade facing southwest

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Features:

Features	Climate Control	Views
Covered Terrace	Cold A/C	Garden
Near Transport	Hot A/C	Pool
Private Terrace	U/F Heating	
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
Utility Room		
Barbeque		
Fiber Optic		
Solarium		
Guest Apartment		
Domotics		
Setting	**Condition**	**Pool**
Beachside	New Construction	Private
Close To Golf		
Close To Port		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Furniture	**Kitchen**	**Garden**
Part Furnished	Fully Fitted	Private
	Kitchen-Lounge	Landscaped
Parking	**Utilities**	**Category**
Private	Photovoltaic solar panels	Investment
More Than One	Solar water heating	Luxury
Covered		New Development