HI HOMES

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# Semi-Detached House for sale in San Pedro de Alcántara, Marbella

**899,000 €**

**Reference:** R5215189 **Bedrooms:** 3 **Bathrooms:** 4 **Build Size:** 336m$^2$ **Terrace:** 70m$^2$











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# Costa del Sol, San Pedro de Alcántara

Discover this exceptional new-build semi-detached villa in the heart of San Pedro de Alcántara's charming Pueblo district, nestled on Calle Martín Pescador in Marbella's sun-drenched Costa del Sol. Positioned on the edge of the urban area, this unique property offers the perfect fusion of tranquillity and city convenience—ideal for families seeking a peaceful retreat with easy access to vibrant amenities. Just a short stroll from the lively Bulevar San Pedro Alcántara, a family-friendly boulevard with playgrounds, fountains, and green spaces, and minutes from the pristine Playa de San Pedro beach with its scenic promenade. Embrace the authentic Andalusian lifestyle in this walkable town, renowned for its blend of traditional charm and modern comforts, including nearby international schools, supermarkets, restaurants, and world-class golf courses like Los Arqueros. With swift connections via the A-7 to glamorous Puerto Banús (a 5-minute drive) and Marbella's historic old town, it's a haven for those desiring seclusion without isolation.

Spanning four levels across 336 m² of built space (250 m² usable) on a 112 m² plot, this south-facing gem—constructed in 2018 and impeccably maintained—boasts innovative design and premium features. The expansive 112 m² open-plan basement, reinforced with a hydrophobic concrete retaining wall for a bunker-like durability, provides versatile space for a gym, cinema, or storage. The ground floor offers 100 m² of elegant living, including a spacious lounge-diner, modern kitchen, a 12 m² private patio, guest cloakroom, and integrated garage. Ascend to the 100 m² first floor, featuring three generous bedrooms—one master with en-suite bathroom and walk-in dressing room—plus additional bathrooms for family comfort. The crowning 25 m² top floor opens to a stunning 70 m² terrace, complete with laundry area, compact kitchen, cloakroom, private swimming pool, solarium, and pergola—perfect for al fresco entertaining amid breathtaking views.

Enhanced with built-in wardrobes, storage room, air conditioning throughout, and eco-friendly solar panels for sustainable living, this second-hand property in excellent condition is a rare find: the only villa in the area with such distinctive characteristics. Ready to move in and enjoy the Costa del Sol's 300+ sunny days a year—your dream family home awaits; contact us today for a viewing.

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## Features:

**Features**
Covered Terrace
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
WiFi
Fiber Optic
Near Church
Solarium
Basement
Games Room

**Orientation**
South

**Climate Control**
Air Conditioning

**Views**
Mountain
Panoramic
Garden
Urban
Courtyard

**Setting**
Commercial Area
Close To Golf
Close To Port
Close To Shops
Close To Town
Close To Schools
Town

**Condition**
Excellent

**Pool**
Private

**Furniture**
Fully Furnished

**Kitchen**
Fully Fitted

**Security**
Alarm System

**Parking**
Underground
Garage
Private
More Than One
Covered

**Utilities**
Solar water heating