



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

**1,395,000 €**

Reference: R5387671 Bedrooms: 4 Bathrooms: 6 Plot Size: 374m<sup>2</sup> Build Size: 256m<sup>2</sup> Terrace: 156m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Located in the exclusive Treetops gated community in San Pedro de Alcántara, Marbella, this modern semi-detached villa offers privacy, comfort, and beautiful open views in a peaceful natural setting. Built in 2023, the property is within walking distance to San Pedro town, the beach, gyms, restaurants, and all everyday amenities, while also being close to golf courses and international schools.

The villa features 4 bedrooms and 4 bathrooms, with approximately 256 m<sup>2</sup> built on a 374 m<sup>2</sup> plot. Its elevated position and west-facing orientation provide natural light throughout the day, along with stunning sunset views over the mountains and partial sea views.

Designed for easy indoor and outdoor living, the home offers a bright open-plan social kitchen and living area with a built-in wine cooler, creating the perfect space for families, entertaining guests, or enjoying holidays in Marbella. Spacious terraces and a private garden offer the possibility to build a private pool or jacuzzi, ideal for enjoying the Costa del Sol lifestyle all year round.

Additional features include underfloor heating, high-end interiors, new solar panels, quality finishes throughout, and two underground parking spaces with direct access to the property, including an electric car charging station.

Residents of Treetops enjoy excellent community facilities including swimming pools, a fully equipped gym, and social areas, all within a secure and peaceful environment.

Only a short drive from Puerto Banús and renowned golf courses such as Guadalmina, this property is a fantastic opportunity to enjoy contemporary living in a prime Marbella location.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Barbeque  
 WiFi  
 Gym  
 Fiber Optic  
 Solarium  
 Basement  
 Domotics

### Views

Sea  
 Mountain  
 Panoramic  
 Country  
 Garden  
 Golf

### Pool

Communal

### Garden

Private

### Utilities

Solar water heating

### Orientation

South West

### Setting

Close To Golf  
 Close To Port  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
 Alarm System  
 Electric Blinds  
 Entry Phone

### Category

Golf  
 Luxury

### Climate Control

Air Conditioning  
 U/F Heating  
 U/F/H Bathrooms  
 Central Heating

### Condition

Excellent  
 New Construction

### Kitchen

Partially Fitted  
 Kitchen-Lounge

### Parking

Private  
 More Than One