



## Dobbeltvilla til salg i San Pedro de Alcántara, Marbella West

950.000 €

Reference: R5215189   Soveværelser: 3   Badeværelser: 4   Byg Størrelse: 336m<sup>2</sup>   Terrasse: 70m<sup>2</sup>





## 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 m<sup>2</sup> of built space (250 m<sup>2</sup> usable) on a 112 m<sup>2</sup> plot, this south-facing gem—constructed in 2018 and impeccably maintained—boasts innovative design and premium features. The expansive 112 m<sup>2</sup> 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 m<sup>2</sup> of elegant living, including a spacious lounge-diner, modern kitchen, a 12 m<sup>2</sup> private patio, guest cloakroom, and integrated garage. Ascend to the 100 m<sup>2</sup> 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 m<sup>2</sup> top floor opens to a stunning 70 m<sup>2</sup> 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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderobereskabe  
Solarium  
Wifi  
Spillelokale  
Værktøjsrum  
I nærheden af kirken  
Kælder

Fiberoptik

### Synspunkter

Bjerg  
Panoramisk  
Have  
Gårdsplads  
Urban

### Pool

Privat

### Sikkerhed

Alarmsystem

### Orientering

Syd

### Indstilling

Kommercielt område  
Tæt på golf  
Tæt på havn  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
By

### Møbel

Fuldt møbleret

### Parkering

Underjordisk  
Garage  
Privat  
Dækket  
Mere end en

### Klimakontrol

Aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Solvandsopvarmning