



# Frakoblet villa til salg i San Pedro de Alcántara, Marbella West

2.167.250 -  
2.550.000 €

Reference: R5297215    Soveværelser: 5 - 6    Badeværelser: 4 - 5    Grundstørrelse: 306m<sup>2</sup> - 392m<sup>2</sup>    Byg Størrelse: 426m<sup>2</sup> - 450m<sup>2</sup>  
Terrasse: 185m<sup>2</sup> - 283m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

This is a newly launched boutique residential development located in one of the most sought-after areas of San Pedro de Alcántara, just a short walk from the beach, the Paseo Marítimo, the boulevard, and all essential services, restaurants, and amenities. The project has been designed to combine contemporary architecture, high-quality specifications, and an exceptional lifestyle in a prime coastal setting.

The development consists of a limited number of units, ensuring privacy and exclusivity:

10 townhouses

17 apartments

11 semi-detached villas

6 commercial units

### Architecture and Exterior Design

The development features modern, clean architectural lines with a focus on light, space, and functionality. The buildings are designed to integrate seamlessly into the surrounding urban and coastal environment. Large windows and open façades maximise natural light and enhance the connection between indoor and outdoor living. Private terraces, gardens, and solariums (depending on unit type) provide generous outdoor spaces ideal for year-round enjoyment.

### Interior Design and Living Spaces

All residences have been carefully designed to offer bright, contemporary living spaces with an emphasis on comfort and quality. Open-plan layouts connect living, dining, and kitchen areas, creating fluid and practical spaces suitable for both everyday living and entertaining.

Key interior features include:

- High-end finishes throughout
- Floor-to-ceiling windows, enhancing natural light and spatial openness
- Ceiling heights of approximately 2.85 metres, providing a sense of volume and elegance
- Fully installed underfloor heating throughout each property
- Contemporary kitchens and bathrooms designed with premium materials and modern fittings

### Comfort and Efficiency

The development prioritises comfort, efficiency, and ease of living. One of its key advantages is the absence of shared communal areas, resulting in very low community fees while maintaining privacy and independence for residents.

### Location

The project enjoys an exceptional location in San Pedro de Alcántara, within walking distance of:

- The beach and Paseo Marítimo
- The San Pedro boulevard
- A wide selection of restaurants, cafés, shops, and essential services

The area offers easy access to Puerto Banús, Marbella, and the main road connections along the Costa del Sol, making it ideal as a permanent residence, second home, or investment property.



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Solarium  
Gymnastiksal  
Sauna  
Spillelokale  
Guest House  
Værktøjsrum  
Bar  
Kælder  
Fiberoptik

### Synspunkter

Hav  
Panoramisk  
Have  
Pool

### Pool

Privat

### Sikkerhed

Gated kompleks

### Kategori

Ny udvikling

### Orientering

Øst  
Syd  
Vest

### Indstilling

Tæt på golf  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
By

### Køkken

Fuldt monteret  
Kitchen-lounge

### Parkering

Underjordisk  
Privat

### Klimakontrol

Kold aircondition  
Varm aircondition  
U/f opvarmning  
U/f/h badeværelser

### Tilstand

Ny konstruktion

### Have

Privat

### Hjælpeprogrammer

Fotovoltaiske solcellepaneler