



## Apartment for sale in San Pedro de Alcántara, Marbella

**2.990.000 -**

**3.290.000 €**

Referenz: R5018266   Schlafzimmer: 4   Badezimmer: 4 - 5   Grundstücksgröße: 588m<sup>2</sup> - 669m<sup>2</sup>   Garten: 402m<sup>2</sup> - 500m<sup>2</sup>

Terrasse: 53m<sup>2</sup> - 60m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Luxury villa just 450 metres from the beach in San Pedro de Alcántara! Discover an oasis of tranquillity and luxury in southern Spain on the Costa del Sol! This exclusive 4-bedroom, 4.5-bathroom villa, situated in the quiet location of Urbanización Los Porqueros, is the perfect blend of elegance, modern comfort and first-class design. The property boasts perfect connectivity, being only 40 minutes from Malaga international Airport and 7 minutes from the glamourous Puerto Banus, seamlessly blending coastal tranquillity with easy access to international travel and luxury hotspots. Located just 450 metres from the stunning San Pedro de Alcántara Beach and a mere 700 metres from the vibrant town centre with upscale restaurants, boutique shops, and a rich local culture. Families will find the esteemed Laude San Pedro International College conveniently located less than 1 Km away. Golf enthusiasts can indulge in their passion with over 20 world-class golf courses located within a 30-minute drive. Upon entering the ground floor, you are welcomed into an entrance hall that opens into an expansive open-plan area featuring an elegant and functional kitchen which features premium Siemens appliances, complemented by a wine refrigerator. Notably, the built-in combination of a Haier double-wing refrigerator and freezer stands out for its functionality. From the central space of the dining room and spacious living room, you have direct access to the terrace, which offers outdoor seating and a barbecue area. Adjacent to this is a solarium equipped with sun loungers, leading to the private pool, all surrounded by a beautifully landscaped garden filled with carefully selected greenery, including mature trees. Ascend the marble staircase to the first floor, where the master bedroom awaits, complete with a terrace, a dressing room, and a modern bathroom featuring both a bath and a shower. Additionally, there are three more bedrooms, each with en-suite bathrooms for maximum comfort and privacy for your family and guests. This villa further boasts advanced Zennio smart home technology, which encompasses automatic night lighting, high-quality Cortizo aluminium windows equipped with roller shutters/blackout shades in all bedrooms, a front door that includes a motorized lock and fingerprint reader and individually controlled air conditioning in each bedroom. The property comes with solar panels, along with battery support and a wall box as well as an energy-efficient heat pump for underfloor heating and water heating. All the bathroom fittings are from esteemed brands Villeroy & Boch and Sanycces. The swimming pool is equipped with an electrically controlled roller shutter with solar louvers, a counter-current system and it can also be supplemented with a heat pump for water heating. The garden comes with an automatic irrigation system. A remotely operated 5-meter gate allows access to the partially covered parking for two cars. In addition, the villa will be partially furnished with custom-made furniture, which is included in the quoted price. We will be pleased to provide you with a list and technical specifications upon request. Essentially, you will receive all items shown in the visuals, with the exception of the sofa, armchair, chairs, bar stools, mattresses, TV, outdoor furniture, barbecue, and decorations, which can be purchased according to personal preferences. If you decide to buy the villa for investments purposes and intend to rent it, here are the estimated rental prices: Long-term rent 12.000 EUR/month. Short-term rent 1.500 EUR/night (high season). Estimated completion date: November 2025

## Eigenschaften:

Merkmale	Klimakontrolle	Ansichten
Überdachte Terrasse	Kalte a/c	Garten
In der Nähe des Transports	Heiße A/C.	Pool
Private Terrasse	U/f Heizung	
Lagerraum		
Badezimmer		
Einstellungsschränke		
Solarium		
Gastwohnung		
Versorgungsraum		
Grill		
Domotik		
Glasfaser		
Einstellung	Zustand	Pool
In der Nähe von Golf	Neubau	Erhitzt
In der Nähe des Hafens		Privat
Urbanisierung		
In der Nähe des Meeres		
In der Nähe von Geschäften		
In der Nähe der Stadt		
In der Nähe von Schulen		
Möbel	Küche	Garten
Teil eingerichtet	Voll ausgestattet	Privat
	Küchenlehre	Angelegt
Parken	Versorgungsunternehmen	Kategorie
Privat	Strom	Investition
Bedeckt	Photovoltaik -Sonnenkollektoren	Luxus
Mehr als eins	Sonnenwasserheizung	Aus Plan
		Neuentwicklung