



## Detached Villa for sale in San Pedro de Alcántara, Marbella

Référence: R5047393 Chambres: 4 Bain: 5 Terrain: 669m<sup>2</sup> Construite: 432m<sup>2</sup> Terrasse: 56m<sup>2</sup>

3 290 000 €





## 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 5-bedroom, 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 glamorous 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 from which you can access the study/guest bedroom as well as the bathroom. The entrance hall further 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 is a laundry room and 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 in the first floor, 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 louvres, 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. If you decide to buy the villa for investment purposes and intend to rent it, here are the estimated rental prices: Long-term rent 14.000 EUR/month. Short-term rent 1.700 EUR/night (high season). Estimated completion date: November/December 2025 Contact us today to arrange a viewing!

## Spécification:

<b>Caractéristiques</b>	<b>Climatisation</b>	<b>Vues</b>
Terrasse couverte	Cold A / C	Jardin
Près du transport	A / C chaud	Piscine
Terrasse privée	Chauffage U / F	
Salle de stockage		
Salle de bain attenante		
Armoires ajustées		
Appartement		
Buanderie		
Barbecue		
Domotique		
Fibre optique		
<b>Paramètre</b>	<b>Condition</b>	<b>Piscine</b>
Près du golf	Nouvelle construction	Chauffé
Près du port		Private
Urbanisation		
Près de la mer		
Proche des magasins		
Près de la ville		
Près des écoles		
<b>Meubles</b>	<b>Cuisine</b>	<b>Jardin</b>
Partie fournie	Entièrement équipé	Private
	Cloison	Aménagé
<b>Parking</b>	<b>Services publics</b>	<b>Catégorie</b>
Covered	Panneaux solaires photovoltaïques	Investissement
Plus d'un	Chauffage de l'eau solaire	Luxe
		Prévu
		Nouveau développement