



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

**1,650,000 €**Reference: R5060725   Bedrooms: 4   Bathrooms: 3   Plot Size: 517m<sup>2</sup>   Build Size: 187m<sup>2</sup>   Terrace: 26m<sup>2</sup>



## Costa del Sol, San Pedro de Alcántara

Unique opportunity! Villa in Las Petunias, San Pedro de Alcántara – Just 350 meters from the beach.

Discover this charming villa located in one of the most sought-after areas of San Pedro beachside, just a few minutes' walk from the beach and beach bars.

### Layout:

Ground floor: Elegant entrance hall, spacious living-dining room with fireplace, fully equipped kitchen with separate pantry, 2 bedrooms and a shared bathroom.

First floor: Master bedroom with dressing room and en-suite bathroom, second bedroom with separate bathroom and access to a large terrace/solarium with open views.

Second floor: Spacious room with wooden ceiling, ideal as a gym, study or office, with access to another private terrace.

### Key features:

South-facing: natural light throughout the day, views of the mature garden, private parking, excellent condition. Quiet residential area with good transport links. Built area: 213 m<sup>2</sup>, interior: 187 m<sup>2</sup>, terraces: 26 m<sup>2</sup>

### Privileged location:

5 minutes driving to Puerto Banús and San Pedro centre.

**Features:**

Features	Orientation	Views
Private Terrace	South	Panoramic
Marble Flooring		Garden
Fitted Wardrobes		
Wood Flooring		
Games Room		
Setting	Condition	Furniture
Beachside	Good	Not Furnished
Urbanisation		
Close To Sea		
Kitchen	Garden	Parking
Fully Fitted	Private	Private
Utilities	Category	
Drinkable Water	Investment	
Telephone	Resale	