



### Huis-San Pedro de Alcántara

€ 899.000



3 slpk.



4 badk.



336 m<sup>2</sup>

### Omschrijving

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.

## Woning kenmerken

### ALGEMENE INFO

Type	Huis
Woongedeelte	336 m <sup>2</sup>
Referentie	r5215189
Prijs	€ 899000

### DETAILS

Bewoonbare opp.	336 m <sup>2</sup>
Slaapkamers	3
Badkamers	4
EPC	In aanvraag
Unieke code	In aanvraag

### INFORMATIEPLICHT

In aanvraag

Geen vergunning uitgereikt

Geen rechterlijke herstelmaatregel of bestuurlijke maatregel opgelegd

Geen voorkeurecht ruimtelijke ordening aanwezig

Geen verkavelingsvergunning

In aanvraag

