



## 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>





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## 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

Private Terrace  
Marble Flooring  
Fitted Wardrobes  
Games Room  
Wood Flooring

### Setting

Beachside  
Urbanisation  
Close To Sea

### Kitchen

Fully Fitted

### Utilities

Drinkable Water  
Telephone

### Orientation

South

### Condition

Good

### Garden

Private

### Category

Investment  
Resale

### Views

Panoramic  
Garden

### Furniture

Not Furnished

### Parking

Private