



### Newly built modern style villas for sale, beachside San Pedro Marbella

Marbella Area

🏠 House 📏 Plot 792 m<sup>2</sup> 🏠 Built 256 m<sup>2</sup> 🏠 Terrace 257 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 123304

🏠 1.275.000 €

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## 2 newly built modern style villas for sale, beachside San Pedro Marbella

A short stroll from the beach, beachclubs and beachpromenade. At walking distance of all amenities, the new boulevard of San Pedro and its center.

South facing

Plot of almost 800 m2

Private garden and private swimming pool

Built. 256 m2  
Terraces: 332m2

4 bedrooms, 4 bathrooms

### Ground Floor:

Entrance hall  
Guest toilet  
Open plan living and dining room  
Open plan fully fitted and furnished kitchen  
1 Bedroom en suite bathroom  
Laundry room  
Covered terrace  
Terrace with pergola  
Open terrace  
Swimming pool with pre-installation heating  
Carport for 3 cars

### First Floor:

Hallway  
3 bedrooms en suite bathrooms  
Terrace

### Roofterrace (40m2)

Ready for completion: March 2016

### Other features:

Cream marble flooring (60x60)  
Under floor heating  
Fire place with bioetanol  
Air conditioning (hot/cold)

Pre-installation heating swimming pool  
Pre-installation Jacuzzi  
Automatic irrigation  
Domotica  
Chill-Out area with design pergola and pre-installation of a barbecue  
Pre-installation alarm system and CCTV

**Due to its great location and that it's still in the construction phase, it is very competitively priced and a very good investment as the price will be much higher once the villa is completed.**

*Update: One villa is sold. The price of the other villa is increased from 1.175.000 € to 1.275.000 €*