



**Modern designer villa for sale a short walk from the beach and beach clubs and within walking distance of the promenade and center of San Pedro, Marbella**

Marbella Area

🏠 House 📏 Plot 960 m<sup>2</sup> 🏠 Built 507 m<sup>2</sup> 🏠 Terrace 247 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 152122-P

💰 3.650.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



## Beachside designer villa for sale in a modern style within walking distance to the beach and promenade and the center of San Pedro, Marbella

### PROPERTY HIGHLIGHTS

- Location, location, location
- Beach side, close to the beach, the many beach clubs, the beach promenade and the center of San Pedro
- Refined design
- Open layout
- Ready to move in

### THE LOCATION

- **Centrally located, close to the beach and the beautiful promenade with several trendy and typical Spanish beach clubs and restaurants and to San Pedro.**
- The center of San Pedro which offers all the amenities you can dream of, typical Spanish restaurants and tapas bars, several international schools are just a short distance away.
- Guadalmina golf is only steps away.
- Quiet residential community, the house is located 600 meters from the beach.

### THE VILLA

- Plot: 937m2
- Gross built area: 601m2
- Net built area: 503m2
- Covered terraces: 83m2
- Open terraces: 164m2
- Parking: 58m2
- Storage and installations: 24m2
- Swimming pool: 45m2
- **Spacious and bright open living space**
- Indoor garage for 2 cars

The distribution over 3 floors is as follows:

- Ground floor:
  - Staircase
  - Guest toilet
  - Open plan living and dining room and kitchen
  - Pantry
  - 2 en-suite bedrooms
  - **Spacious covered and open terrace**
  - **Infinity pool**
- First floor:
  - Staircase
  - Master bedroom en-suite
  - Second bedroom en-suite
  - Covered terrace
  - **Access to a multifunctional 96m2 large open terrace**
- Basement :
  - Staircase
  - Guest toilet
  - Bedroom en-suite
  - Terrace
  - Spacious gym
  - Spacious relaxation room with a home cinema, billiards and wine cellar
  - Laundry room
  - Engine rooms
  - Indoor garage and driveway

## Other characteristics:

- Floors inside and outside: tiles (100x100xm)
- Floors covered terraces: ivory wood (20x120)
- Security door made of Iroko wood
- Magnetic locks and hidden hinges
- Glass balustrades
- Hanging toilets, freestanding baths, rain showers
- Underfloor heating
- Air conditioning for cooling and heating
- home automation





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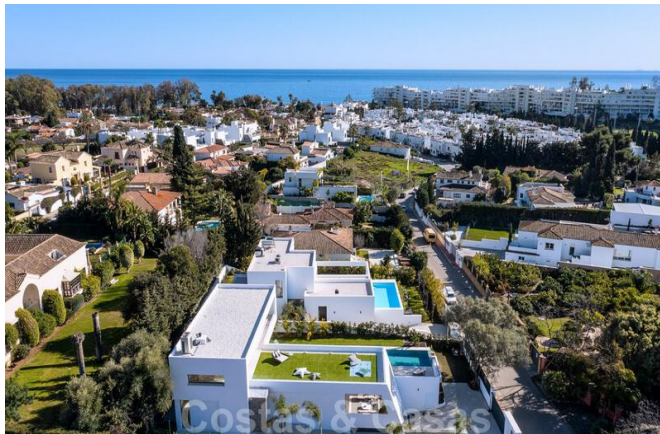
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