



**Ready to move in, contemporary villa for sale just steps from the beach and beach clubs and within walking distance of the promenade and center of San Pedro, Marbella**

Marbella Area

🏠 House 📏 Plot 519 m<sup>2</sup> 🏠 Built 317 m<sup>2</sup> 🏠 Terrace 100 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 152376

🏠 1.695.000 €

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

### PROPERTY HIGHLIGHTS

- Location, location, location...walking distance to everything
- Beach side, just a few minutes walk to the beach and the many beach clubs.
- Walking distance to the beach promenade and the center of San Pedro and a commercial center
- Cozy villa with an open layout
- Heated swimming pool
- 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 steps away.

### THE VILLA

- Plot: 519m2
- Gross built area: 317m2
- Terraces: 100m2
- 5 Bedrooms
- 4 bathrooms
- **Bright open plan living area with a modern fireplace set in a rustic stone wall.**
- Modern open kitchen.
- **Large sliding windows to the partly covered terrace.**
- Partly covered terrace with built-in barbecue in the same rustic stone wall.
- Spacious flat walled garden with automatic irrigation system.
- **Large heated swimming pool with automatic cover.**
- Sun or shade as desired all day long.
- Two separate parking spaces within the property.

- The distribution over 3 floors is as follows:
- Ground floor:
  - Staircase
  - Guest toilet
  - Open plan living and dining room and kitchen
  - **Attractive covered and open terrace with built-in barbecue**
  - Garden and heated pool
- First floor:
  - Staircase
  - Master bedroom en-suite with free-standing bath and dressing room
  - 2 bedrooms and 1 bathroom
  - Terrace
- Basement with natural light:
  - Staircase
  - **Second living room with fireplace and bar**
  - **TV room**
  - Utility room
  - 2 bedrooms and 1 bathroom en-suite
  - Engine room
- Roof terrace
  - **Spacious roof terrace with pergola and barbecue and panoramic views of the coast, partly the sea and the La Concha mountain**

## Other characteristics:

- Glass balustrades
- Marble floors
- **Underfloor heating**
- Air conditioning for cooling and heating
- Alarm system





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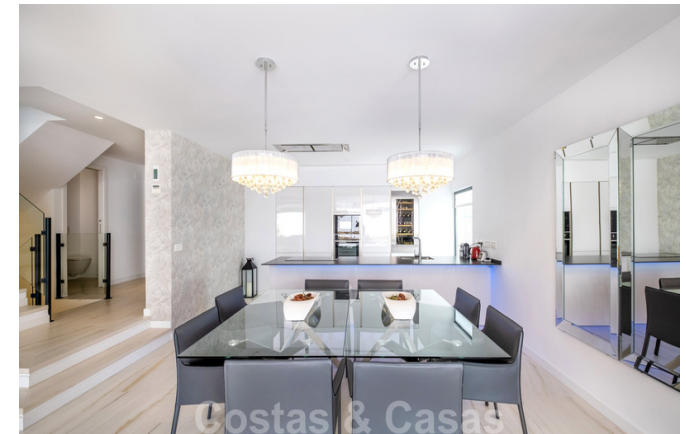
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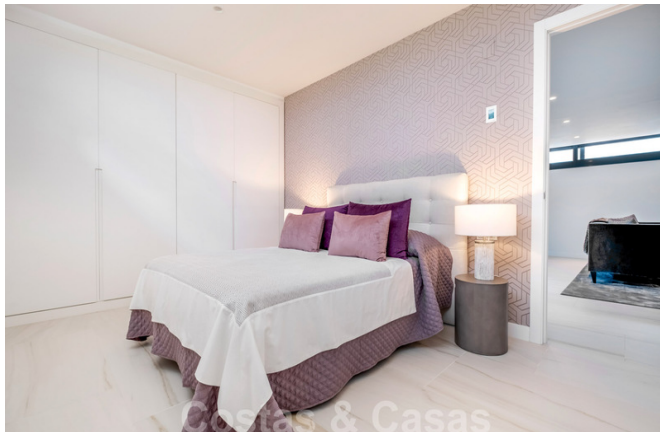
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