Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## 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 m² | Built 317 m² | Terrace 100 m² | 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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