



Ready to move in, new modern villa for sale in Guadalmina next to San Pedro in Marbella

Marbella Area

🏠 House 📏 Plot 643 m² 🏠 Built 224 m² 🏠 Terrace 102 m² 🛏 4 🚿 4 # Ref. 152507

🏠 1.750.000 €

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.

High quality luxury villa for sale close to the golf course of Guadalmina near San Pedro in Marbella

PROPERTY HIGHLIGHTS

- Beautiful home, constructed with the best materials and the highest level of finishing.
- Custom interior design.
- Within walking distance of local amenities and San Pedro.
- Beautiful pool house with outdoor kitchen/bar.
- Ready to move in and furnished to a high standard.

THE LOCATION

- Centrally located, not far from the beach and the beautiful promenade with several trendy and typically Spanish beach clubs, restaurants in San Pedro.
- The center of San Pedro which offers all the amenities you can dream of, typical Mediterranean restaurants and tapas bars and several international schools are just a short distance away.
- Guadalmina golf is on the doorstep.

THE VILLA

In figures:

- Plot size 643m²
- Habitable surface: 224m²
- Terraces: 102m²
- Carport: 2 cars
- 4 Bedrooms
- 4 en-suite bathrooms
- Guest toilet: 1
- Floors: 2

General:

- **New build villa.**
- Excellent location on a beautiful plot.
- Well-maintained lawn.
- Pool with outdoor shower.
- Adjacent to the pool there is another pergola.
- **Pool house with a magnificent bar, finished with wooden elements.**
- **Fully fenced with tall plantings that provide privacy.**

The villa itself:

- **High quality finish and equipped with top equipment.**
- **Spacious, cozy, open interior.**
- **Sliding windows providing a smooth flow between inside and outside.**
- Luminous entrance hall with guest toilet.
- Large, semi-open living space with adjoining kitchen and dining room.
- Both the dining room and living area have a view of the garden with the pool.
- 4 en-suite bedrooms.
- Beautiful, spacious master suite with a private terrace.
- Laundry room and storage areas.

Distribution:

Ground Floor

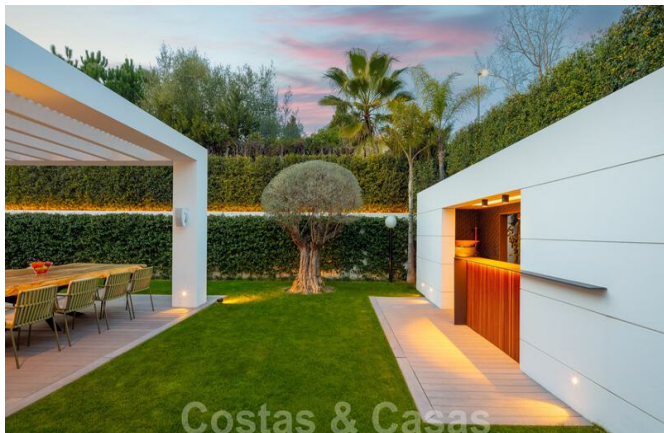
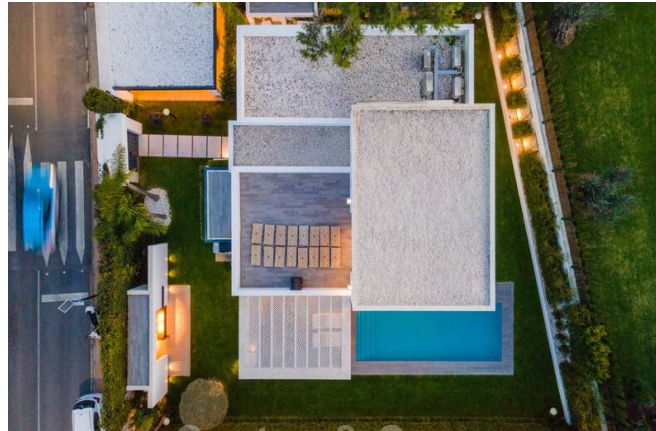
- Entrance hall with guest toilet and staircase.
- **Semi open living space with lounge and a see-through fireplace and adjoining kitchen with sliding doors to the dining room.**
- Behind the dining room there is a laundry room.
- Dining room and living area offer views and access to the terrace.
- 2 en-suite bedrooms with fitted wardrobes.
- Spacious bedroom, en-suite with bath and shower and acces to the terrace.
- Pergola with dining table and loungers.
- Pool surrounded by a sundeck and equipped with an outdoor shower.
- Barbecue area.
- **Pool house with outdoor kitchen/bar finished with wood.**
- **Well-kept and illuminated garden.**
- Carport for 2 cars.

Upper Floor

- Staircase.
- Very spacious master bedroom, en-suite with bath and shower, lounge and a large, open terrace.

Other features:

- **High ceilings.**
- **High sliding windows.**
- Double glazing.
- **Oak finishes for parts of the villa and bar.**
- **Marble floor of 60x60.**
- **Master bedroom with wooden floor.**
- Home automation.
- Videophone.
- Electrically operated shutters.
- TV connections for the bedrooms and lounge.
- Air conditioning for cooling and heating.
- **Underfloor heating throughout.**
- Bosch appliances for the kitchen.
- Pre installation for an alarm system.
- Automatic irrigation.
- **Furnished+ extras. (~~+100.000€~~) €+50.000**



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