Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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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 €

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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

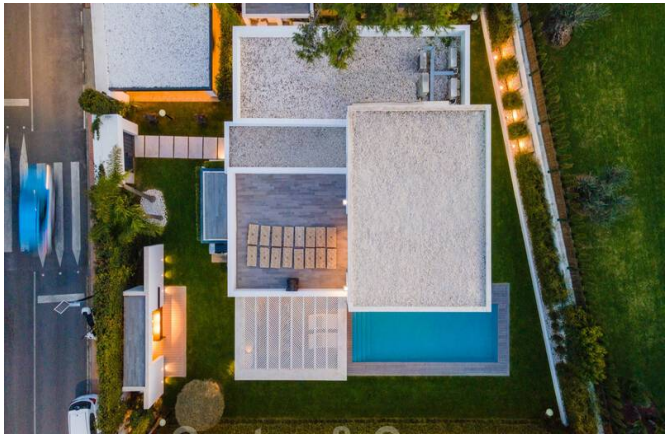
- Staircase.
- Very spacious master bedroom, en-suite with bath and shower, lounge and a large, open terrace.

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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