



**Modern luxury villa for sale within walking distance of the beach and centre of San Pedro, Marbella**  
Marbella Area

🏠 House - 🏠 Built 561 m<sup>2</sup> 🏠 Terrace 55 m<sup>2</sup> 🛏 4 to 5 📶 3 # Ref. 157210

🏠 2.495.000 €

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## Contemporary villa in a gated complex for sale a few minutes steps from the beach in San Pedro centre, Marbella

### PROPERTY HIGHLIGHTS

- Sought-after location, beachside San Pedro.
- Gated complex with permanent security.
- Walking distance to all amenities.
- 5 bedrooms, 3 bathrooms.
- High rental yield.

### THE LOCATION AND THE COMPLEX

Located in a prestigious private community consisting of 10 individual luxury villas designed by renowned architects.

**Gated with 24/7 surveillance.**

The villas are distributed around the central, communal swimming pool.

The complex is a **stone's throw from the beach and all necessary amenities** including shops, restaurants, banks, bars and **San Pedro's new promenade.**

### THE VILLA

#### In figures:

Total built-up area: 561m<sup>2</sup>

Surface terraces: 55m<sup>2</sup>

4 + 1 bedrooms, 3 bathrooms

3 residential floors + solarium

#### Description:

**Detached villa with in a contemporary style, surrounded by the common areas of the community.**

A spacious covered terrace opens onto the **private garden**, which is fully enclosed by glass balustrades.

A **vast roof terrace with panoramic views**, partial sea views, a **private pool**, lounge possibilities and an 'al fresco dining' area.

Built with high-quality materials.

**Room-high sliding windows with recessed profiles create a bright interior.**

**Spacious, open-plan living space** with living area, dining area and fully equipped kitchen.

In total, there are 5 bedrooms and 3 bathrooms.

The master bedroom has an en-suite bathroom, dressing area and also enjoys a private terrace.

The lower floor comprises a fully equipped **gym, jacuzzi, sauna, home cinema** and a multi-purpose room that can serve as an extra bedroom.

Marble floors and parquet flooring.

2 carports.

### **Other features:**

**Private lift.**

Glass balustrades.

Air conditioning for cooling and heating.

Fitted wardrobes.

Neff kitchen appliances.



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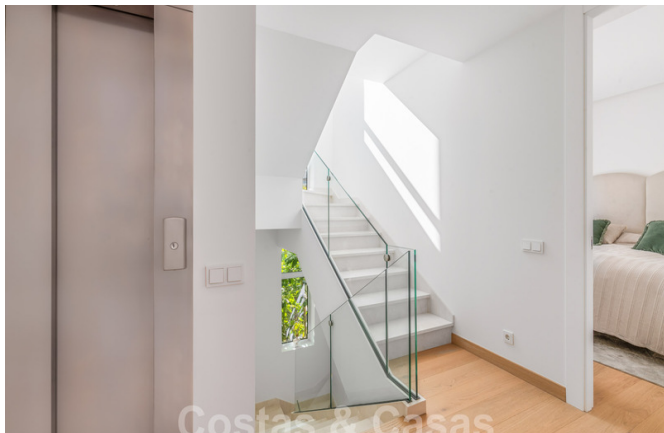
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