



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

House - Built 561 m² Terrace 55 m² 4 to 5 3 # Ref. 157210

2.495.000 €

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.

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: 561m²

Surface terraces: 55m²

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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