



**Ready to move in, new, modern villa for sale just steps from the beach and all amenities in San Pedro, Marbella**  
Marbella Area

🏠 House 📏 Plot 610 m<sup>2</sup> 🏠 Built 450 m<sup>2</sup> 🏠 Terrace 220 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 157525-P

🏠 2.950.000 €

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## Contemporary luxury villa for sale within walking distance of the beach in San Pedro, Marbella

### HIGHLIGHTS

- Beachside San Pedro, within walking distance of the beach and the lively promenade.
- Amenities just steps away.
- Private pool.
- Indoor guesthouse with private entrance.
- Furniture is negotiable.
- Ready to move in!

### THE LOCATION

Conveniently located **just 300m from the beach and the animated boulevard** dotted with cozy chiringuitos.

**Within walking distance of the center of San Pedro** with its many restaurants and facilities.

All necessary facilities can be reached while walking.

5 minutes drive from Puerto Banus with its famous marina and shops, 15 minutes from Marbella center where you can enjoy the vibrant, social, Spanish and international lifestyle.

### THE VILLA

#### In figures:

Plot size: 610m<sup>2</sup>

Total built area: 450m<sup>2</sup>

Surface area of terraces: 220m<sup>2</sup>

5 bedrooms

5 bathrooms

Guest toilet

3 floors

#### General:

Flat, fenced plot.

Well-kept exterior with private swimming pool surrounded by a sun deck.

Open and covered terraces with sufficient space for installing lounges.

## **The villa itself:**

### **Completely detached with a sleek, contemporary architecture.**

Built according to the highest German qualities.

Floor-to-ceiling sliding windows generate plenty of natural light.

## **Distribution:**

### *Ground floor*

Entrance hall with guest toilet.

Open plan living space with lounge and dining area.

Black designer kitchen, fully equipped with Bosch appliances and a cooking island.

The living room opens onto a spacious covered terrace.

Guest bedroom with private bathroom.

Laundry room/storage room.

Parking for 2 cars.

### *Upper floor*

Master suite with large, en-suite bathroom and dressing room.

Guest bedroom en suite.

Both bedrooms open onto a sunny terrace.

### *Lower floor*

2nd living room with kitchen, possibly to be used as a guesthouse with its own entrance.

2 guest bedrooms, each with a spacious dressing and bathroom.

Fitness room.

Storage.

## **Other features:**

Glass balustrades.

Fitted closets.



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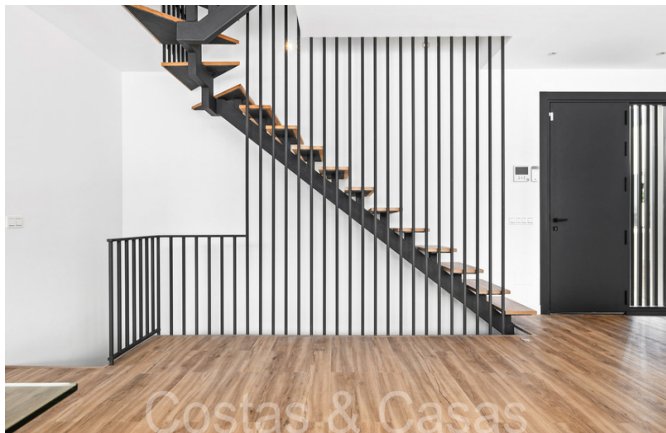
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