



**Luxurious, modern semi-detached villa for sale close to all amenities in Guadalmina and San Pedro, Marbella**  
Marbella Area

🏠 House 📏 Plot 493 m<sup>2</sup> 🏠 Built 270 m<sup>2</sup> 🏠 Terrace 100 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 177777

🏠 1.295.000 €

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, semi-detached villa for sale in Guadalmina - San Pedro, Marbella

### HIGHLIGHTS

- Minimalist, modernist design.
- Prime location close to all amenities.
- Private garden and extensive terraces.
- Move-in ready.

### THE LOCATION

Situated in a pleasant residential area with a handful of excellent golf courses in the immediate vicinity.

**A stone's throw from a lake with cable ski facilities and restaurant.**

**Within walking distance of the charming old town of San Pedro and a commercial centre.**

Just a few minutes' drive from schools, golf courses and the beach, 10 minutes to Puerto Banus and 45 minutes to Malaga airport.

Easy access to the A7 motorway which takes you easily to Puerto Banus, Marbella or Estepona.

The complex offers communal swimming pools for adults and children, a co-working space, gym and playground.

### THE PROPERTY

#### In figures:

Plot: 493m<sup>2</sup>

Built interior area: 270m<sup>2</sup>

Terrace area: 100m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Guest toilet

3 floors + solarium

#### General:

**Fenced private garden with lawn.**

Sunny and covered terrace with a dining table, chill-out corner and barbecue area.

A large solarium offers additional space for relaxation.

West facing.

Picturesque views of the greenery and the mountain landscape.

## **Description:**

### **Semi-detached villa with a modern architecture.**

Recently built with environmentally conscious materials and with a focus on high energy efficiency.

Contemporary design and high-quality finishes.

**Floor-to-ceiling sliding doors** flood the interior with natural light, creating a bright and ventilated atmosphere.

Spacious living room with a TV lounge and dining area.

Open plan kitchen equipped with top-of-the-range NEFF appliances and a breakfast bar with seating.

**3 bedrooms, 3 bathrooms and a separate toilet.**

On the lower floor there is a **multifunctional space**, furnished as a relaxation room/TV lounge.

Large ceramic floors.

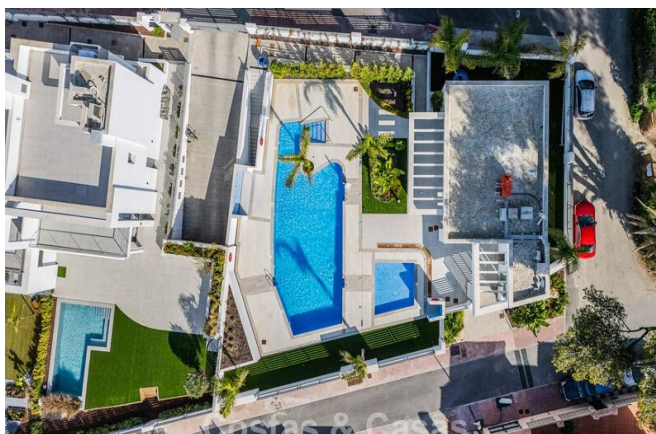
Other features:

Air conditioning.

Fitted wardrobes.

Glass balustrades around the terraces.

Home automation system.



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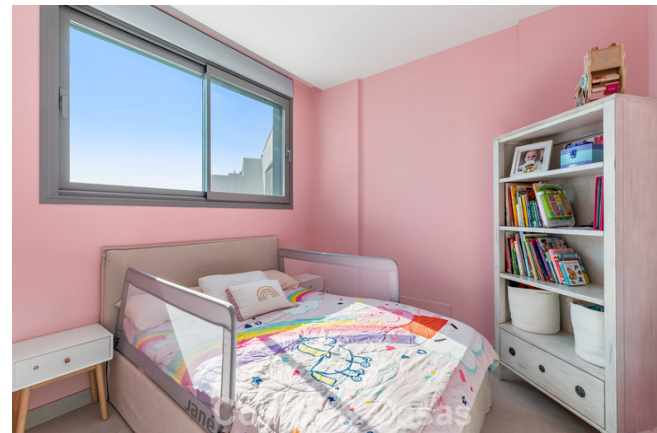
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