



**Villa with Mediterranean charm and a modern touch for sale near the center of San Pedro, Marbella**  
Marbella Area

🏠 House 📏 Plot 1165 m<sup>2</sup> 🏠 Built 388 m<sup>2</sup> 🏠 Terrace 53 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 189800

🏠 2.495.000 €

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## Modern Spanish luxury villa for sale in a sought-after urbanization in San Pedro, Marbella

### HIGHLIGHTS

- Close to amenities, the beach, golf, and the town center.
- Large garden with private pool.
- Open and bright interior.
- Peace and privacy.
- Ready to move in.

### THE LOCATION

Located in a quiet cul-de-sac within walking distance of San Pedro town center.

All daily amenities such as medical centers, schools, supermarkets, restaurants, bars, and a bus stop are within easy reach.

The beach is a few minutes' drive or within walking distance.

Just a five-minute drive away is Puerto Banús, an internationally renowned hotspot with designer boutiques and a lively marina.

### THE VILLA

#### In figures:

Plot: 1,165m<sup>2</sup>  
Built area: 388m<sup>2</sup>  
Terrace area: 53m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 5  
Guest toilet  
2 floors

#### General:

Situated on a spacious plot, screened by tall plantings.

An ideal villa for seamless indoor-outdoor living.  
Manicured landscaped garden with a spacious lawn and a private inground pool (11mx5m).

**South-facing.**

Relaxing views of the pool and garden.

**Description:**

**Detached luxury villa with a contemporary Mediterranean feel.**

The materials and finishes used are of high quality.

Upon entering, you are immediately welcomed by an impressive, **open space** where the entrance hall flows seamlessly into the living area.

The **high ceilings** create a sense of grandeur and airiness, enhanced by the abundance of natural light flooding in through the large **floor-to-ceiling sliding windows**.

The custom kitchen seamlessly connects to the living room and is equipped with Bosch appliances.

**Four bedrooms, each with an en-suite bathroom.**

Separate guest toilet.

High-quality tiled floors.

Laundry room.

On-site parking for several cars and the possibility of installing a carport.

Other features:

Air conditioning.

Underfloor heating.

Custom built-in wardrobes.

Double glazing.

Glass balustrades.

Indoor and outdoor LED lighting.

Outdoor shower.

Alarm system.



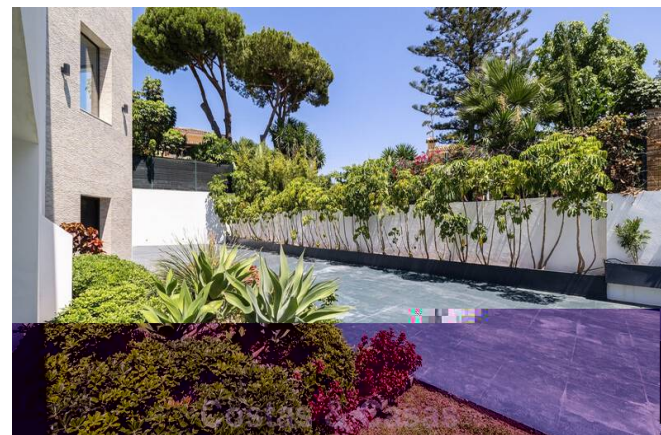
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