Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Sophisticated luxury villa for sale close to amenities in Guadalmina and San Pedro, Marbella

Marbella Area

House | Plot 1640 m² | Built 1057 m² | Terrace 382 m² | 6 | 7 | Ref. 195100

5.995.000 €

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Move-in ready luxury villa for sale within walking distance of amenities in Guadalmina, Marbella

HIGHLIGHTS

- Close to amenities, the beach, golf, and the town center.
- Large garden with private pool.
- 6 bedrooms, 7 bathrooms.
- Recreational lower floor.
- Move-in ready.

THE LOCATION

Quietly situated in a residential area just minutes from San Pedro town center.

All necessary amenities such as medical centers, schools, supermarkets, and restaurants are within easy reach.

The beach is a few minutes' drive away.

Just a five-minute drive from Puerto Banus, an international hotspot with designer boutiques and a lively marina.

THE VILLA

In figures:

Plot: 1,640m²
Built area: 1,057m²
Terrace area: 382m²
Bedrooms: 6
Bathrooms: 7

General:

A spacious, secluded plot creates an oasis of peace and privacy.
A beautifully landscaped garden offers a refined mix of tropical plants and a sprawling lawn.
Sunny terraces are equipped with **cozy seating areas**.

Infinity pool with a heated water system.
Southeast-facing.

Description:

Detached villa with a luxurious, contemporary architectural style.
Indoors, natural materials and warm, soothing tones create a harmonious atmosphere that invites ultimate relaxation.
Finished with high-quality materials.
Floor-to-ceiling windows and glass doors maximize natural light and create a seamless transition between indoors and outdoors.
Open-plan living area with a TV lounge and integrated dining area.
The spacious kitchen is equipped with high-quality Siemens appliances and a marble kitchen island with a breakfast table.
6 beautifully designed bedrooms and 7 modern bathrooms.
Formal office space.
Wine cellar with cooling system.
Equipped fitness room with an adjacent **large recreational room** that can be freely configured.
Large-format porcelain tiles.
Storage room.
Utility room.
Integrated garage for 3 to 4 cars.

Other features:
Air conditioning for cooling and heating.
Underfloor heating throughout the villa.
Aerothermic system.
Double glazing.
Custom-built wardrobes.
Home automation system.
High ceilings.
Alarm system.
Video intercom.
Solar panels.
Indoor and outdoor LED lighting.
Outdoor shower.

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