



**Modern mediterranean style villa for sale within walking distance of the beach and the centre of San Pedro, Marbella**

Marbella Area

🏠 House 📏 Plot 800 m<sup>2</sup> 🏠 Built 251 m<sup>2</sup> 🏠 Terrace 110 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 201100

🏠 2.500.000 €

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

### HIGHLIGHTS

- Prime location, beachside San Pedro, within walking distance of all amenities.
- 5 bedrooms, 5+1 bathrooms.
- Fully renovated beachside villa.
- Move-in ready.

### LOCATION

Located in a residential neighbourhood just a stone's throw from the golf course and a 10-minute walk from the beach. All daily amenities such as medical centres, schools, supermarkets, restaurants, bars and a bus stop are within easy reach. Puerto Banús, an internationally renowned hotspot with designer boutiques and a vibrant marina, is just a five-minute drive away. Puerto Banús is also easily accessible on foot or by bike via the beachfront promenade.

### THE VILLA

#### In figures:

Plot: 800 m<sup>2</sup>  
Built area: 251 m<sup>2</sup>  
Terrace area: 110 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Guest toilet  
2 floors

#### General:

Flat, fully enclosed plot.

**Well-maintained exterior with landscaped garden, atmospheric terraces and a built-in private swimming pool.**

Outdoor fitness area.

**Spacious sun terraces** with ample room for lounge areas.

Views of the garden, surroundings and partial mountain views.

## Description:

### **Detached villa with a contemporary Mediterranean look.**

Fully renovated and modernised to the highest standards.

### **Interior with open-plan layout.**

Bright living room with TV lounge and fireplace.

**High sliding windows** create a seamless transition between indoor and outdoor living.

Custom-made kitchen with central island, integrated breakfast bar and high-quality Miele appliances.

**The kitchen connects directly to an extended outdoor kitchen, complete with built-in barbecue and bar.**

Adjacent dining area.

### **5 fitted bedrooms, each with en-suite bathroom, plus a separate guest toilet.**

The upper floor is entirely dedicated to the master bedroom with en-suite bathroom and direct access to a sun-drenched private terrace.

Large-format tile flooring throughout the entire house.

Laundry room with Miele appliances.

Additional features:

Air conditioning for cooling and heating.

Modern fireplace.

Double glazing.

Built-in wardrobes.

LED lighting indoors and outdoors.

Alarm system with CCTV cameras.



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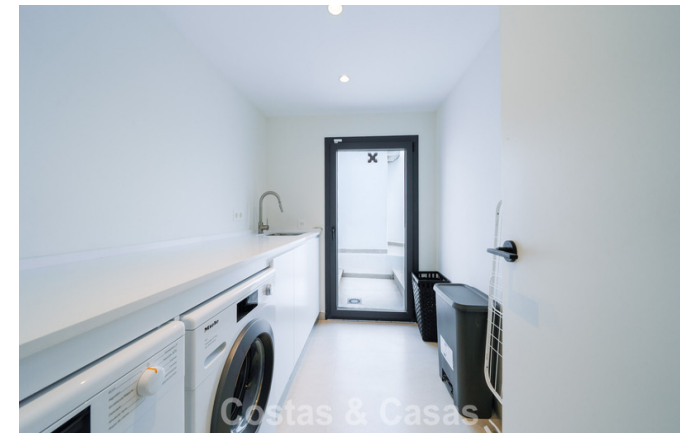
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