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







Luxury new-build villas in a prime location on the San Pedro Alcántara boulevard, Marbella

Marbella Area

House | Plot 306 m² | Built 440 to 515 m² | Terrace 298 to 435 m² | 4 to 6 | 5 to 6 | Ref. 202999-V | **2.167.250 €**

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Stylish off-plan villa for sale just a stone's throw from everything, San Pedro, Marbella

HIGHLIGHTS

- Exclusive small-scale new development.
- Prime location within walking distance of the beach, boulevard, and town centre.
- Open-plan layout with impressive ceiling heights (2.85m).
- Private garden with swimming pool.
- Maximum privacy in a modern, urban setting.

THE LOCATION

Unrivalled location in San Pedro, where you live right next to the vibrant boulevard and reach the Mediterranean beach within moments.
Everything you need daily—from quality schools and healthcare to charming restaurants and supermarkets—**is within easy reach**.
The glamorous Puerto Banús is a 5-minute drive, Marbella town 10 minutes, and Málaga Airport just 45 minutes away.
The area offers the perfect balance of tranquillity and proximity to shops, restaurants, schools, and golf courses.

THE VILLAS

In figures:

Plot/Garden: 306m² – 392m²
Built Area: 440m² – 515m²
Outdoor Area: 298m² – 435m²
Bedrooms: 4 – 6
Bathrooms: 5 + 1
Prices: €2,167,250 – €2,550,000

Prices and availability are subject to change. Contact us for the latest updates.

Description:

A unique boutique project of 38 high-quality homes (apartments, townhouses, and 11 villas).
The villa offering includes 11 exclusive residences: 10 semi-detached villas and 1 fully detached villa.
Timeless Mediterranean style is seamlessly combined with modern architectural character.

Each villa features a spacious solarium, with options for an outdoor kitchen and jacuzzi, and enjoys stunning panoramic views.
Homes benefit from a fenced plot with **private garden and built-in swimming pool**.
Properties are designed with open-plan living in mind, where the spacious living and dining areas flow effortlessly.
The **interior combines contemporary comfort with a bright, open layout.**
Spacious living room with living and dining areas.
Fully equipped, high-quality kitchens with premium Siemens built-in appliances or equivalent.
The ground floor offers additional rooms that can be customised, including a private gym, TV lounge, and relaxation area.
Laundry room.
Technical room.
Underground garage for 1–2 cars.

Other features:
Private lift
Air conditioning with cooling and heating
Underfloor heating
Aerothermal system for hot water
Modern open fireplace
Double glazing
Large-format porcelain quality floors
Built-in bespoke wardrobes
High ceilings (2.85m)
High interior doors (2.40m)
Car lift
LED lighting
Home automation system
Video intercom system
Alarm system connected to a monitoring station

Planned Completion: Q1 2028

View all new projects that match your requirements with us.
You pay no more than with the developer, but benefit from our market knowledge and lifelong top service!

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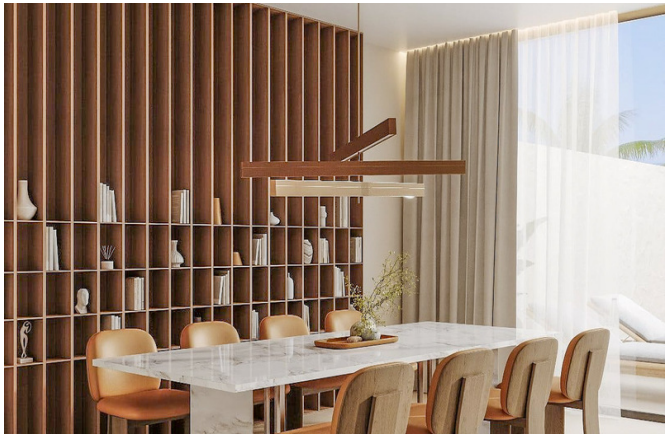












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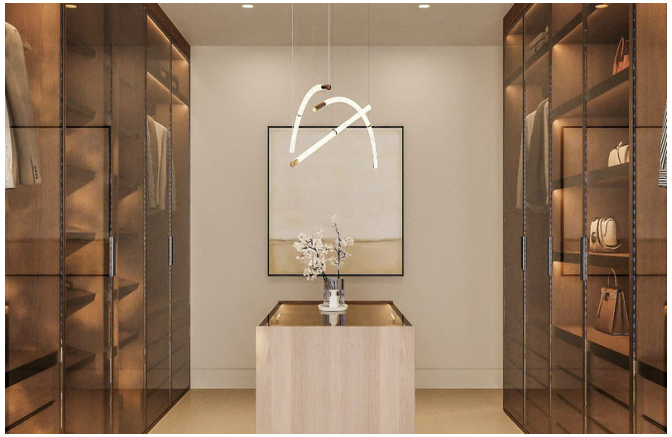
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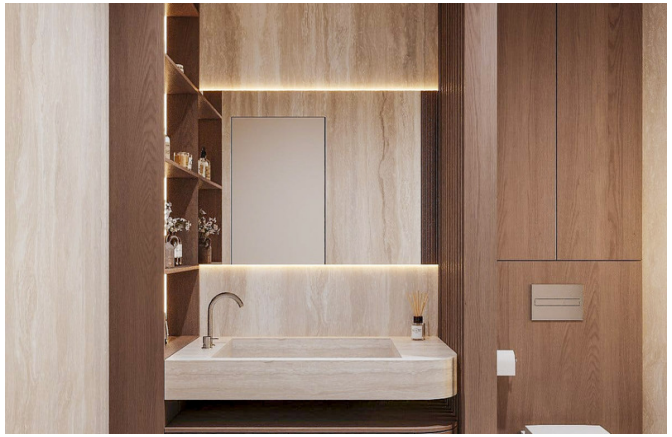
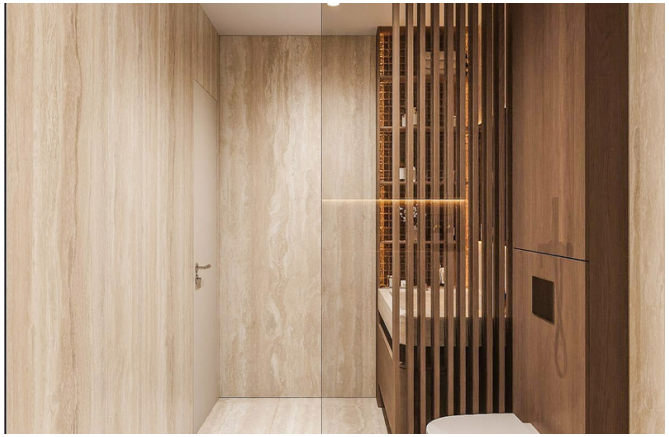
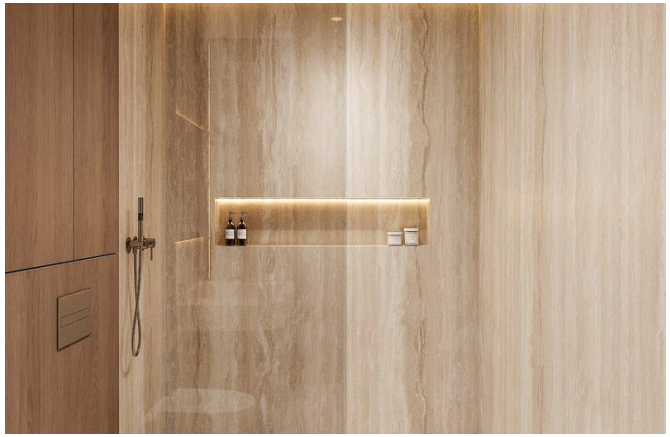
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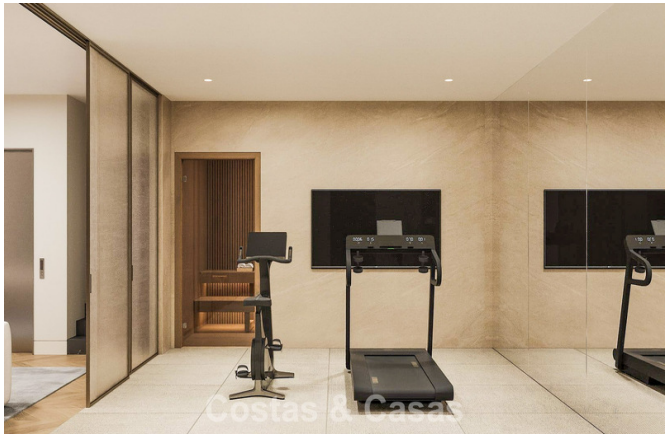
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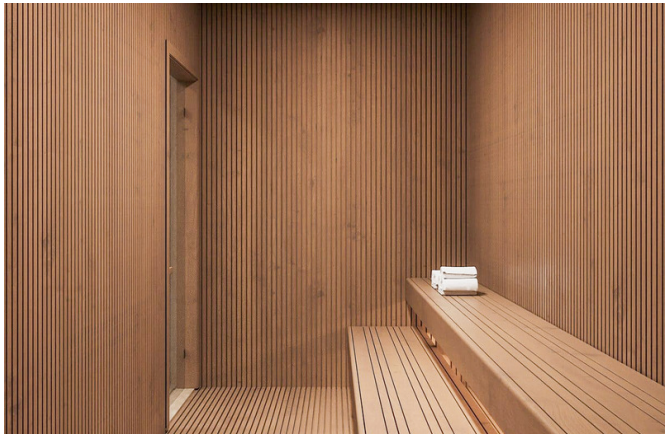












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