



Modernist semi-detached villa for sale close to amenities in Guadalmina golf and San Pedro centre, Marbella

Marbella Area

🏠 House 📏 Plot 323 m² 🏠 Built 286 m² 🏠 Terrace 159 m² 🛏 3 🚿 3 # Ref. 205252

🏠 1.100.000 €

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.

Spacious, contemporary luxury home for sale near Guadalmina Golf Course and San Pedro centre, Marbella

HIGHLIGHTS

- Small, gated community
- Central location, close to all amenities in San Pedro
- Open-plan living
- High ceilings
- Private garden and generous outdoor spaces
- Move-in ready

THE LOCATION

Situated in a quiet and pleasant residential area, surrounded by several prestigious golf courses.

Within a short walking distance there is a picturesque lake with a cable ski facility and a charming restaurant, ideal for relaxing and enjoying leisure activities.

The **lively historic centre of San Pedro de Alcántara and a shopping centre are within walking distance**, providing easy access to shops, restaurants and other amenities.

In addition, renowned international schools, several golf clubs and the beautiful beaches of the Costa del Sol are just a few minutes' drive away.

Exclusive Puerto Banús is approximately 10 minutes away, while Málaga Airport can be reached in around 45 minutes. Thanks to direct access to the Autovía A-7, you benefit from quick connections to Marbella, Puerto Banús and Estepona.

The residential complex offers extensive facilities, including **swimming pools for both adults and children, a modern gym, a co-working space for professionals and a children's play area**, ideal for families and an active lifestyle.

THE SEMI-DETACHED VILLA

Key figures:

Plot: 323 m²

Built area: 286 m²

Terrace area: 159 m²

Bedrooms: 3

Bathrooms: 3

Guest toilet

General:

Private plot of 323 m².

The covered terrace flows seamlessly into a beautifully landscaped private garden.

A **generous rooftop terrace** provides additional space for lounge areas.

South-facing orientation.

Views of the garden and the surrounding greenery.

Description:

Semi-detached villa with a contemporary architectural style.

Built with respect for the environment and equipped with energy-efficient solutions.

Modern and stylish, with great attention to quality finishes.

The open-plan living space connects directly to the spacious terrace through large sliding windows.

Minimalist bespoke kitchen equipped with Neff appliances and a breakfast bar.

3 bedrooms, 3 bathrooms and a separate guest toilet.

The basement benefits from natural light and features a multifunctional space, ideal for creating an additional bedroom, gym or home cinema.

Laundry room and storage room.

Private internal garage for 2 cars.

Additional features:

Air conditioning for cooling and heating.

Underfloor heating throughout.

Porcelain tiled floors.

Built-in wardrobes.

Double glazing.

High ceilings (+3 m).

Glass balustrades.

Motorised shutters.

Alarm system.

The property is delivered unfurnished.



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