



Luxurious semi-detached villa for sale close to amenities in Guadalmina Golf and San Pedro Centre, Marbella

Marbella Area

🏠 House 📏 Plot 502 m² 🏠 Built 309 m² 📏 - 🛏 3 🚿 3 # Ref. 206909

🏠 1.325.000 €

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Modernist semi-detached villa for sale near the Guadalmina golf course and within walking distance of San Pedro town centre, Marbella

HIGHLIGHTS

- Small-scale, gated urbanisation.
- Prime location, close to all amenities of San Pedro Centre.
- Open-plan, modern layout.
- Private garden with its own swimming pool.
- Move-in ready.

THE LOCATION

Situated in a peaceful and attractive residential area, surrounded by several renowned golf courses.

A charming lake with a cable ski circuit and a cosy restaurant is just a short walk away—perfect for relaxing and enjoying various recreational activities.

The vibrant, historic centre of San Pedro de Alcántara and a nearby shopping centre are also within walking distance, providing easy access to shops, restaurants, and other facilities.

Furthermore, well-known international schools, multiple golf clubs, and the stunning beaches of the Costa del Sol are only a few minutes' drive away.

The exclusive Puerto Banús can be reached in about 10 minutes, while Málaga Airport is approximately 45 minutes away. Thanks to direct access to the A-7 Autovía, you enjoy seamless connections to Marbella, Puerto Banús, and Estepona.

The residential complex offers a wide range of amenities, including swimming pools for all ages, a modern gym, a co-working space, and a children's playground.

THE VILLA

In figures:

Plot: 502 m²

Built area: 309 m²

Bedrooms: 3

Bathrooms: 3

Floors: 3 storeys + solarium

General:

A **generous corner plot** providing extra space and light.

Beautifully designed outdoor area with sunny terraces, landscaped garden, and **private pool**.

South-facing orientation for maximum sunshine.

Open panoramic views over the surroundings from the solarium.

Description:

This semi-detached villa is in pristine condition and ready for immediate occupation.

The architecture is sleek and modern, distributed over three floors plus a spacious roof terrace.

Only **high-quality materials** and luxurious finishes have been used throughout.

The interior is bathed in light thanks to the open-plan concept and ceilings measuring 3 metres in height.

Floor-to-ceiling windows with Cortizo profiles ensure spectacular natural light and direct access to the garden.

The living area consists of a spacious lounge and dining room that flows seamlessly into the outdoor spaces.

The **open-plan designer kitchen** is fully equipped with premium Neff appliances and a stylish island.

On the upper floor, there are 3 bedrooms, including the master suite with its own terrace.

The entire house features beautiful, **large-format porcelain floor tiles**.

The basement offers a versatile space that can be customised to your needs, perfect as a **home cinema, gym, office, or extra guest suite**.

There is also a practical storeroom and a private garage with space for 2 cars.

Additional features:

Air conditioning (heating and cooling).

Underfloor heating throughout.

Aerothermal system for hot water.

Fitted wardrobes.

Double glazing.

Glass balustrades.

Home automation system (Domotics).

LED lighting.



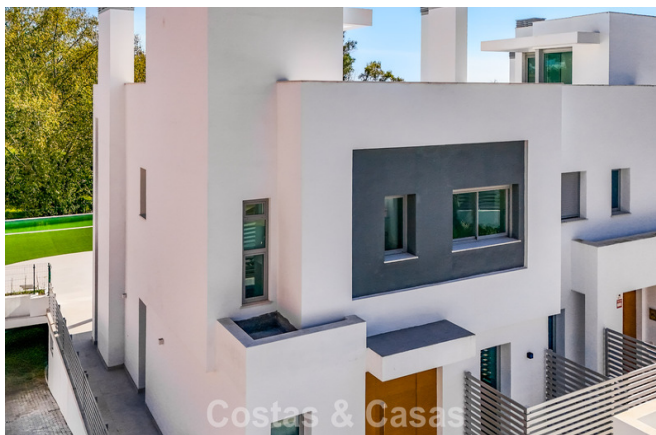
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