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







Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S

3.295.000 €

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 from part of any contract. The price does not included purchase costs.

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

Stylish, move-in ready luxury villa for sale in San Pedro, Marbella

HIGHLIGHTS

- Beachside location, just a few minutes' walk from the beach and the popular promenade
- Modern Mediterranean design
- Heated private swimming pool
- Immaculately maintained and ready to move into

LOCATION

Situated on a quiet cul-de-sac in a highly sought-after residential area, **just a short walk from the beach, local amenities and the lively, popular beachfront promenade in San Pedro.**
All essential services such as medical centres, schools, daily grocery shops, restaurants, cafés and public transport are **within walking distance.**
Within a five-minute drive you can reach Puerto Banús, a world-renowned destination known for its luxury boutiques and vibrant marina filled with yachts.

THE VILLA

In figures:

Plot size: 840 m²
Built area: 271 m²
Interior space: 200 m²
Terraces: 71 m²
Bedrooms: 4
Bathrooms: 3
Guest toilet

General:

The fully enclosed corner plot of 840 m² offers a peaceful oasis with complete privacy.
The outdoor area features beautifully landscaped lawns and mature planting.
The terraces are partly covered, ideal for al fresco dining and relaxation.
The **heated private swimming pool** forms the centrepiece of the sunny garden.
The property enjoys a perfect **south-facing orientation,** with peaceful views over the private garden and surrounding greenery.

Description:

This detached villa was built in 2013 and is in excellent condition.
The architecture combines a **contemporary style with warm Mediterranean touches**.
The property is distributed over two floors with a functional and open-plan layout, using high-quality materials throughout, ensuring a luxurious feel and durability.
The **interior is bright and airy** thanks to large windows and a neutral colour palette.
The spacious living area seamlessly combines a cosy lounge with a dining space.
The modern kitchen is fully equipped with quality appliances and connects directly to the living area.
There are four bedrooms in total, including a luxurious master suite with its own private terrace.
The three bathrooms are finished to a high standard with modern fittings, and there is also a separate guest toilet.
The flooring features high-quality materials with a warm wood-effect finish.
There is a practical utility/laundry room, as well as additional storage space for everyday convenience.
The property also includes a covered parking area with space for two vehicles on the plot.

Additional features:
Air conditioning for both cooling and heating
Built-in wardrobes
Double glazing
Glass balustrades
LED lighting throughout the interior and exterior
Alarm system
Automatic irrigation system in the garden

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










Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | 3.295.000 €

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 from part of any contract. The price does not included purchase costs.

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








Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | 3.295.000 €

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 from part of any contract. The price does not included purchase costs.

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








Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | 3.295.000 €

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 from part of any contract. The price does not included purchase costs.

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








Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | 3.295.000 €

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 from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

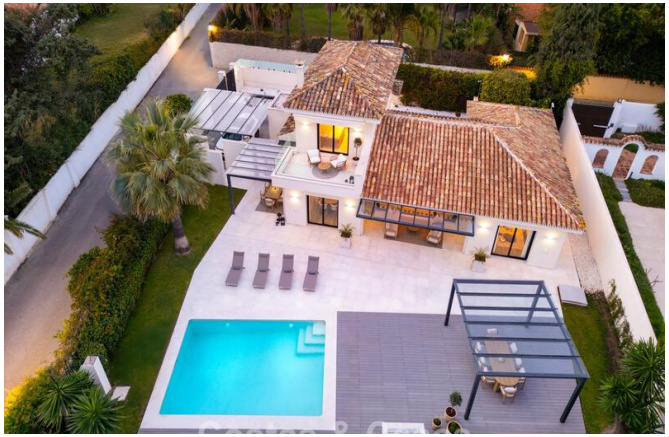
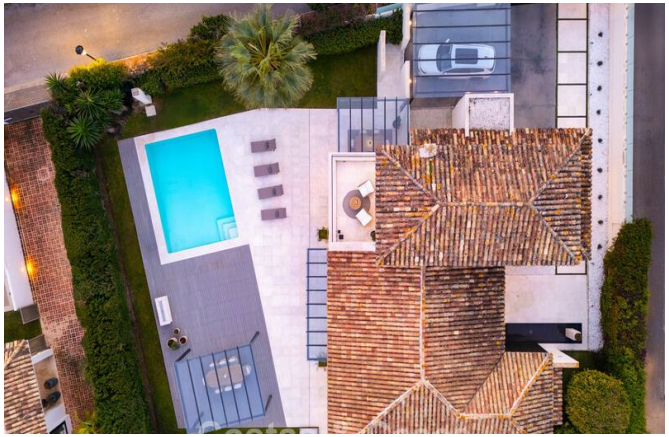
Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com









Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | **3.295.000 €**

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 from part of any contract. The price does not included purchase costs.

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





Contemporary mediterranean villa for sale within walking distance of the beach and amenities of San Pedro, Marbella

Marbella Area

House | Plot 840 m² | Built 200 m² | Terrace 71 m² | 4 | 3 | Ref. 209222-S | **3.295.000 €**

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 from part of any contract. The price does not included purchase costs.