



Luxurious single-storey villa with heated swimming pool for sale, beachside near Puerto Banús and San Pedro, Marbella

Marbella Area

House
 Plot 1494 m²
 Built 336 m²
 Terrace 25 m²
 5
 5
 Ref. 217171

5.750.000 €

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Modern dream villa on one level for sale, beachside near San Pedro and Puerto Banús, Marbella

HIGHLIGHTS

- Beachside location, just a stone's throw from the beach and San Pedro's Paseo Marítimo, and within walking distance of Puerto Banús.
- Unique single-storey villa design.
- Large private garden with heated swimming pool and jacuzzi.
- Complete privacy, surrounded by mature greenery and tranquillity.
- South-facing.
- 5 bedrooms, 5+2 bathrooms.
- Move-in ready.

THE LOCATION

This exclusive villa enjoys a **privileged beachside location** in a highly sought-after area, tucked away at the end of a quiet cul-de-sac with a turning circle, ensuring **maximum privacy and tranquillity**.

Just **a few hundred metres' walk** takes you to the beach and the **lively promenade of San Pedro**, lined with a variety of beach clubs, bars and seafood restaurants.

In just **15 to 20 minutes on foot**, you can stroll along the coastline, passing numerous chiringuitos and beach clubs, and arrive directly at the vibrant marina of **Puerto Banús**, renowned for its luxury boutiques, restaurants and sophisticated atmosphere.

The historic centre of Marbella is just **10 to 15 minutes away by car**.

The surrounding area also offers a wealth of amenities within walking distance, including supermarkets, international schools, a children's playground and the renowned **HC Marbella International Hospital**.

THE VILLA

In figures:

Plot: 1,494 m²

Built area: 336 m²

Terrace: 25 m²

Bedrooms: 5

Bathrooms: 5 + 2

General:

A generous, level plot of 1,494 m² offering complete privacy and tranquillity.

Beautifully landscaped Mediterranean gardens featuring a **high-quality bamboo terrace**, **several covered chill-out areas** and a stylish **lounge tent with a fully equipped outdoor kitchen**.

A **large heated private swimming pool** with an integrated jacuzzi, outdoor shower and separate poolside WC.

South-facing, providing abundant natural light and sunshine across the terraces throughout the year. Beautiful, peaceful views over the private landscaped garden, swimming pool and surrounding mature vegetation.

Description:

This single-storey villa combines a classic Mediterranean architectural style, with Spanish tiled roofs and characteristic turrets, with a high-quality modern renovation.

The property has been finished using sustainable, high-quality materials, including **durable bamboo for the terrace** and **Portuguese natural stone for the driveway**.

High-quality German aluminium windows have been installed, providing excellent insulation, enhanced security and an abundance of natural light.

The bright, open-plan living space exudes contemporary luxury, featuring an impressive high ceiling with exposed beams, stylish indirect lighting, a sleek fireplace and a seamless connection between the living and dining areas.

The sleek, fully fitted kitchen features a central island and integrated dining table.

There are 5 spacious bedrooms, each with its own luxurious en-suite bathroom, together with 2 separate guest WCs.

Throughout the property, high-quality, sleek flooring creates a seamless flow between the indoor and outdoor spaces.

The fully enclosed private grounds offer ample parking for **at least 3 cars**.

Additional features:

Air conditioning for both cooling and heating.

Atmospheric fireplace in the living area.

Fitted wardrobes.

Double glazing.

Advanced **Smart Home home-automation system**.

LED lighting throughout the interior and exterior.

Advanced alarm and security system.

Automatic garden irrigation system.



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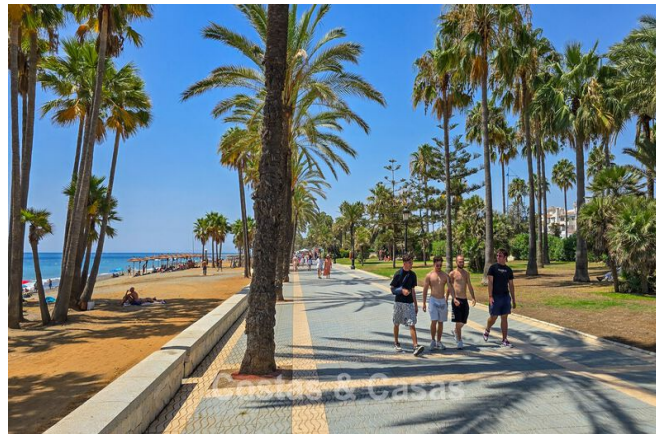
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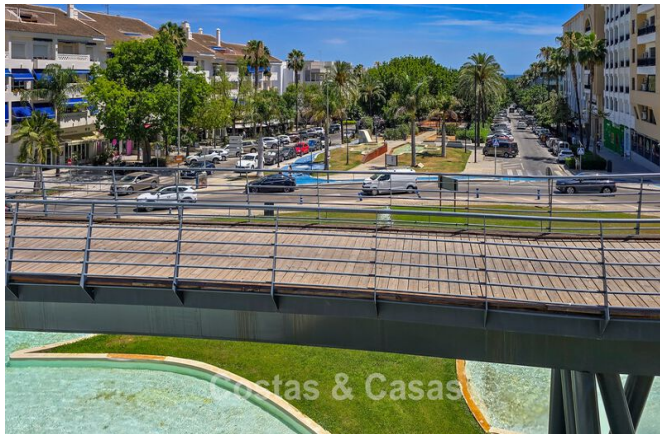
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