



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 €

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.

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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