



# VILLA WITH PRIVATE POOL FOR SALE IN ALTA VISTA | SAN PEDRO DE ALCÁNTARA

**2,650,000 €**Reference: 1142AMA | Bedrooms: 4 | Bathrooms: 5 | Plot Size: 1,165m<sup>2</sup> | Build Size: 388m<sup>2</sup> | Terrace: 53m<sup>2</sup>



## Costa del Sol, San Pedro de Alcántara

CONTEMPORARY VILLA WITH PRIVATE POOL AND GARDEN FOR SALE IN ALTA VISTA, SAN PEDRO DE ALCÁNTARA MODERN ELEGANCE IN AN EXCLUSIVE LOCATION Located in the sought-after Alta Vista urbanization in San Pedro de Alcántara, this contemporary villa strikes the perfect balance between privacy, comfort, and Mediterranean lifestyle. Nestled in a quiet cul-de-sac surrounded by detached villas, it offers a rare sense of exclusivity. Nearby, you'll find a health center, gym, shops, restaurants, and bus stops with Line 5 to Puerto Banús and Line 13 to Marbella town center. The San Pedro de Alcántara promenade is just a short walk away, and with easy highway access, traveling along the Costa del Sol is effortless.

**MAIN FEATURES OF THE VILLA**

- 4 bedrooms, all with en-suite bathrooms
- Bright living room with floor-to-ceiling windows
- Large modern and functional kitchen
- Open office area and guest toilet
- 53 m<sup>2</sup> of terraces for enjoying the Mediterranean lifestyle
- Private pool and landscaped garden
- Parking for two cars and utility room

**BRIGHT INTERIORS AND MODERN FUNCTIONALITY** Inside, the villa impresses with its spacious, sunlit interiors, thanks to large windows that flood the living areas with natural light and create a warm, inviting atmosphere. The generous outdoor areas, including terraces, landscaped garden, and pool, offer the perfect spaces for relaxation and entertainment, completing a home that combines comfort, style, and practicality in one of Marbella's most desirable neighborhoods.



## Features:

|                  |                    |                        |
|------------------|--------------------|------------------------|
| <b>Features</b>  | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace  | South Facing       | Air Conditioning       |
| Private Terrace  |                    | U/F Heating            |
| Ensuite Bathroom |                    |                        |
| Marble Flooring  |                    |                        |
| Double Glazing   |                    |                        |
| Fitted Wardrobes |                    |                        |
| WiFi             |                    |                        |
| Utility Room     |                    |                        |
| <b>Views</b>     | <b>Setting</b>     | <b>Condition</b>       |
| Garden           | Close To Golf      | Excellent              |
| Pool             | Close To Sea       |                        |
|                  | Close To Shops     |                        |
|                  | Close To Town      |                        |
|                  | Close To Schools   |                        |
| <b>Pool</b>      | <b>Furniture</b>   | <b>Kitchen</b>         |
| Private          | Not Furnished      | Fully Fitted           |
| <b>Garden</b>    | <b>Security</b>    | <b>Parking</b>         |
| Private          | Alarm System       | Private                |
| <b>Utilities</b> | <b>Category</b>    | <b>Energy Rating</b>   |
|                  | Investment         |                        |
|                  | Golf               |                        |
|                  | Luxury             |                        |
|                  | Resale             |                        |

## CO2 Emission Rating