



## Detached Villa for sale in San Pedro de Alcántara, Marbella

1.095.000 €

Reference: R5132158 Bedrooms: 3 Bathrooms: 2 Plot Size: 1.262m<sup>2</sup> Build Size: 211m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

Nestled in the peaceful residential enclave of Alta Vista, perfectly positioned between San Pedro de Alcántara and Guadalmina, this inviting single-level villa presents a rare opportunity to create a bespoke home in one of Marbella's most promising up-and-coming neighbourhoods. Set on a 1,262 m<sup>2</sup> southwest-facing plot, the property offers 211 m<sup>2</sup> of built space, spacious living areas with high ceilings in parts of the home, and the warmth of two fireplaces, creating a home filled with light and character. The lush, private garden forms a green oasis, ideal for outdoor living, entertaining, or simply enjoying the year-round Mediterranean climate. Currently featuring 3 bedrooms and 2 bathrooms, the villa's spacious interior is ready for a thoughtful renovation, allowing you to tailor every detail to your own style and needs. Neighbouring modern villas in a newly built development have recently sold for €2.4M–€3M, underlining the strong value growth and rising demand in this desirable area. With international schools, prestigious golf courses, charming restaurants, boutique shops, and all essential amenities close by — plus Puerto Banús and Marbella's Golden Mile just a short drive away — this property offers the perfect balance of tranquillity and convenience.





## Features:

### Caratteristiche

Terrazza coperta

Ripostiglio

Bagno privato

Pavimenti in marmo

Armadi a muro

Ripostiglio

### Viste

Giardino

Piscina

### Piscina

Privata

### Orientamento

Sud -ovest

### Collocamento

Vicino al golf

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

### Giardino

Privato

### Climate Control

Aria condizionata

Camino

### Condizione

Parzialmente ristrutturata

### Sicurezza

Sistema di allarme