



# Vrijstaande Villa te koop in San Pedro de Alcántara, San Pedro de Alcántara

2.167.250 -

2.550.000 €

Referentie: R5297215 Slaapkamers: 5 - 6 Badkamers: 4 - 5 Plotgrootte: 306m<sup>2</sup> - 392m<sup>2</sup> Perceelgrootte: 426m<sup>2</sup> - 450m<sup>2</sup>  
Terras: 185m<sup>2</sup> - 283m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

This is a newly launched boutique residential development located in one of the most sought-after areas of San Pedro de Alcántara, just a short walk from the beach, the Paseo Marítimo, the boulevard, and all essential services, restaurants, and amenities. The project has been designed to combine contemporary architecture, high-quality specifications, and an exceptional lifestyle in a prime coastal setting.

The development consists of a limited number of units, ensuring privacy and exclusivity:

10 townhouses

17 apartments

11 semi-detached villas

6 commercial units

### Architecture and Exterior Design

The development features modern, clean architectural lines with a focus on light, space, and functionality. The buildings are designed to integrate seamlessly into the surrounding urban and coastal environment. Large windows and open façades maximise natural light and enhance the connection between indoor and outdoor living. Private terraces, gardens, and solariums (depending on unit type) provide generous outdoor spaces ideal for year-round enjoyment.

### Interior Design and Living Spaces

All residences have been carefully designed to offer bright, contemporary living spaces with an emphasis on comfort and quality. Open-plan layouts connect living, dining, and kitchen areas, creating fluid and practical spaces suitable for both everyday living and entertaining.

Key interior features include:

- High-end finishes throughout
- Floor-to-ceiling windows, enhancing natural light and spatial openness
- Ceiling heights of approximately 2.85 metres, providing a sense of volume and elegance
- Fully installed underfloor heating throughout each property
- Contemporary kitchens and bathrooms designed with premium materials and modern fittings

### Comfort and Efficiency

The development prioritises comfort, efficiency, and ease of living. One of its key advantages is the absence of shared communal areas, resulting in very low community fees while maintaining privacy and independence for residents.

### Location

The project enjoys an exceptional location in San Pedro de Alcántara, within walking distance of:

- The beach and Paseo Marítimo
- The San Pedro boulevard
- A wide selection of restaurants, cafés, shops, and essential services

The area offers easy access to Puerto Banús, Marbella, and the main road connections along the Costa del Sol, making it ideal as a permanent residence, second home, or investment property.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Zonnebank  
Sportschool  
Sauna  
Speelzaal  
Gastenverblijf  
Bijkeuken  
Bar  
Kelder  
Optische vezel

### Uitzicht

Zeezicht  
Weids  
Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Beveiliging

Omheind complex

### Categorie

Nieuwbouw

### Zonorientatie

Oosten  
zuiden  
West

### Ligging

Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad

### Keuken

Volledig ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking

### Klimaatbeheersing

Koude A/C  
Warme A/C  
Vloerverwarming  
Vloerverwarming Badkamers

### Huidige Staat

Nieuwbouw

### Tuin

private Garden

### Voorzieningen

Fotovoltaïsche zonnepanelen