



## Abstandsvilla zum Verkauf in Marbella, Marbella

2.950.000 €

Referenz: R5249869 Schlafzimmer: 5 Badezimmer: 5 Grundstücksgröße: 610m<sup>2</sup> Garten: 450m<sup>2</sup> Terrasse: 220m<sup>2</sup>





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## Costa del Sol, Marbella

Situated in the coveted San Pedro de Alcántara beachside area in Marbella, this newly built contemporary residence offers an exceptional blend of modern design, privacy, and coastal living. Its south-facing orientation ensures bright interiors throughout the year, while the neighbourhood provides immediate access to the promenade, restaurants, sports clubs, and the vibrant charm of San Pedro.

### Overview of the Home

5 Bedrooms | 5.5 Bathrooms | 450 m<sup>2</sup> Interior | 220 m<sup>2</sup> Terraces | 610 m<sup>2</sup> Plot

Spread across three levels, this modern home is designed to maximize natural light, comfort, and seamless indoor-outdoor living. High-quality finishes, spacious suites, and thoughtfully planned living spaces make it ideal for year-round enjoyment.

### Main Floor – Elegant Everyday Living

The main level serves as the heart of the home, offering 122 m<sup>2</sup> of bright, open-plan living complemented by 124 m<sup>2</sup> of generous terraces.

A contemporary open living and dining area designed for natural flow and comfort

Fully equipped premium kitchen with a separate pantry

Floor-to-ceiling sliding glass doors that open the entire space to the terrace and garden

Stylish guest bedroom with an adjacent bathroom

Elegant guest toilet

Direct access to the parking area

A sculptural staircase leading to the upper floor

This level is defined by light, spaciousness, and effortless connection to the outdoors.

### First Floor – Private Bedroom Suites

The first floor offers 90 m<sup>2</sup> of tranquil private living, featuring two beautifully appointed bedroom suites:

A main suite with a luxurious dressing area and a bathroom finished with refined materials

A second en-suite bedroom with spacious wardrobes

Both bedrooms open onto a stunning 77 m<sup>2</sup> terrace, accessed through expansive floor-to-ceiling glass doors



Abundant sunlight and serene open views create an atmosphere of quiet relaxation

This level is designed for comfort, privacy, and stylish indoor-outdoor living.

#### Garden Level – Versatile Living & Wellness Spaces

The garden level provides 239 m<sup>2</sup> of flexible living areas, perfect for entertainment, wellness, or multi-generational living.

Bright lounge and dining area connected to an open kitchen

Direct access to a charming patio that flows into the garden and pool area

A spacious suite with its own sitting area, dressing room, and elegant bathroom

A second en-suite bedroom with ample wardrobe space

A large open space ideal for a gym, spa area, cinema room, games room, or studio

This floor adapts effortlessly to personal lifestyle needs.

#### Outdoor Spaces – Sun, Privacy & Mediterranean Living

Designed for year-round enjoyment, the outdoor areas enhance the home's warm, modern atmosphere:

Landscaped Mediterranean garden with a private swimming pool

Multiple sun-drenched terraces ideal for dining, lounging, and entertaining

Fluid transition between indoor living areas and garden spaces

South-facing orientation for maximum light and warmth

The outdoor layout completes the home's contemporary architecture and offers a peaceful retreat just minutes from the sea.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Einstellungsschränke  
W-lan  
Spielzimmer  
Gastwohnung  
Gästehaus  
Versorgungsraum  
Glasfaser

### Ansichten

Meer  
Panorama  
Garten

### Pool

Privat

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Yachthafen

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Photovoltaik -Sonnenkollektoren

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Heiße A/C.

### Zustand

Exzellent