



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

5,850,000 €

Reference: R5348671 Bedrooms: 4 Bathrooms: 4 Plot Size: 2,322m<sup>2</sup> Build Size: 460m<sup>2</sup> Terrace: 331m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

### Villa Los Leones

Set in one of the most prestigious and sought-after enclaves of San Pedro, this exceptional frontline golf villa in Linda Vista offers a rare combination of privacy, scale and future development potential all within walking distance to the beach, Laude school and a wide selection of restaurants.

Occupying an expansive plot of 2,322m<sup>2</sup> directly bordering the renowned Guadalmina golf course the property enjoys a privileged south position with open green views, mature landscaping and complete tranquillity while still being moments away from the vibrant lifestyle of the coast.

The existing residence is thoughtfully distributed across 460m<sup>2</sup> of built space, with 264m<sup>2</sup> of interior living and 331 m<sup>2</sup> of terraces designed to maximise outdoor living.

The home features a heated saltwater swimming pool generous garden areas a private football pitch and a fully equipped gym, creating a perfect environment for both relaxation and family life.

Inside the property is equipped with modern comforts including underfloor heating in all bathrooms and the kitchen, triple-glazed security windows and a fully integrated smart home system controlled via tablet or mobile. A comprehensive security system with cameras and sensors ensures peace of mind while the recently upgraded hot water system and energy-efficient solar installation (120m<sup>2</sup> of panels) significantly reduce running costs.

The garage offers space for three vehicles with independent access further enhancing practicality and convenience.

A key highlight of this property is its remarkable development potential. The plot permits a total build of approximately 1,508m<sup>2</sup> including the option to construct up to 812m<sup>2</sup> plus a basement with a 35% building allowance and the possibility to develop up to 696m<sup>2</sup> on a single level.

In addition the land can be divided into four separate plots making it possible to build four independent villas. This creates a unique opportunity for developers or investors to fully capitalise on the value of this prime location as well as for end-users seeking to design and build a bespoke luxury home in one of the most exclusive beachside areas with limited availability.

Linda Vista is one of the few remaining areas on the San Pedro beachside where large plots of this calibre still exist offering a unique blend of exclusivity space and proximity to the sea.

A rare opportunity to secure a frontline golf villa with significant upside potential in one of Marbella's most desirable locations.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Utility Room  
Barbeque  
Domotics  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Golf

### Pool

Heated  
Private Pool

### Security

24 Hour Security  
Alarm System

### Category

Golf

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Optional

### Parking

Private

### Climate Control

Air Conditioning  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Private Garden

### Utilities

Solar water heating