

---

## Villa in San Pedro de Alcántara

Reference: R3936451

Bedrooms: 8

Bathrooms: by request

M<sup>2</sup> Build size: 427

Price: 1,250,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M<sup>2</sup> Plot Size: 694

---

Overview: This villa is located in a quiet residential area, one of the most sought after in San Pedro Alcántara, as it is on the beach side. It is only 600 meters from the sea. Next to all kinds of amenities such as: restaurants, cocktail bars, shops, pharmacy, mini markets, etc. It has the San Pedro promenade just 5 minutes away on foot, from which you can walk to Puerto Banus. Along the promenade there are various beach bars and restaurants that you can enjoy and relax throughout the year. The villa is distributed on three levels. On the ground floor there is the main entrance, a small hallway that leads to a toilet on the left and a living room with fireplace that communicates directly to the pool area. The house receives a lot of sunlight in the evening due to its west orientation. Also, on the ground floor there is a large fully equipped kitchen and a bedroom with an en-suite bathroom. On the first floor there are three bedrooms and all of them have en-suite bathrooms. Two of the bedrooms have a dressing room and open onto a large terrace that receives the morning sun. The third room is oriented towards the pool and garden area, receiving the sun from noon to sunset due to its orientation. There is a separate bedroom that is separate to the house which is accessed through the solarium terrace by means of an exterior spiral staircase. This solarium terrace has spectacular views of La Concha, the iconic mountain of Marbella, and open views of the San Pedro beach area... perfect to make an outdoor kitchen, Jacuzzi, Chill Out or barbecue area. The villa has a private swimming pool, as well as a barbecue area and a gazebo providing shade allowing use of this area and the garden all day. There are several exterior porches and patios that allow maximum use and potential of the exterior of the house. The house also has a storage room and a tool storage area. There is also an apartment on the ground floor that is independent from the rest of the house. It has two bedrooms, one fully equipped bathroom, a living room, and a fully equipped kitchen. Perfect for housekeeping staff or guests, etc. Finally, this villa has a guest house, totally independent from the house, consisting of a bedroom, living area, kitchen, and two full bathrooms. It also has a small bedroom, which could be used as an office, a children's playroom or any other type of auxiliary use. As an investment, this property is ideal, given that its location is so close to the beach It is an optimal for a Bed & Breakfast, a short-term or long term holiday home or Air B&B.

---

### Features:

None, Pool, Air conditioning, Sea views, Mountain views, Private garden, None, Parking, Holiday Home, Investment, Resale