

## Detached Villa for sale in San Pedro de Alcántara, Costa del Sol

**4** Bedrooms | **4** Bathrooms | **400** m<sup>2</sup> Interior | **588** m<sup>2</sup> Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

New Development: Prices from 2,990,000 € to 2,990,000 €. [Beds: 4 - 4] [Baths: 4 - 4] [Built size: 400.00 m<sup>2</sup> - 400.00 m<sup>2</sup>]

Luxury villa just 450 metres from the beach in San Pedro de Alcántara!

Discover an oasis of tranquillity and luxury in southern Spain on the Costa del Sol! This exclusive 4-bedroom, 4.5-bathroom villa, situated in the quiet location of Urbanización Los Porqueros, is the perfect blend of elegance, modern comfort and first-class design.

The property boasts perfect connectivity, being only 40 minutes from Malaga international Airport and 7 minutes from the glamorous Puerto Banus, seamlessly blending coastal tranquillity with easy access to international travel and luxury hotspots.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

C/ The Rolling Stones, s/n C.C. Cabopino, Mimosas Golf, local 10, (29804) Marbella - Spain Tel. +34 691 710 545 - Email. [info@apexmarbella.com](mailto:info@apexmarbella.com)

Located just 450 metres from the stunning San Pedro de Alcántara Beach and a mere 700 metres from the vibrant town centre with upscale restaurants, boutique shops, and a rich local culture. Families will find the esteemed Laude San Pedro International College conveniently located less than 1 Km away, providing top-tier education within easy reach. Golf enthusiasts can indulge in their passion with over 20 world-class golf courses located within a 30-minute drive.

Upon entering the ground floor, you are welcomed into an entrance hall that opens into an expansive open-plan area featuring an elegant and functional kitchen, a dining room, and a spacious living room. From this central space, you have direct access to the terrace, which offers outdoor seating and a barbecue area. Adjacent to this is a solarium equipped with sun loungers, leading to the private pool, all surrounded by a beautifully landscaped garden filled with carefully selected greenery, including mature trees.

Ascend the marble staircase to the first floor, where the master bedroom awaits, complete with its own terrace, an en-suite dressing room, and a modern bathroom featuring both a bath and a shower. Additionally, there are three more bedrooms, each with en-suite bathrooms for maximum comfort and privacy for your family and guests.

The kitchen features premium AEG appliances, complemented by a Liebherr wine refrigerator. Notably, the built-in combination of a Liebherr ECBNei 9972 double-wing refrigerator and freezer stands out for its functionality.

This villa further boasts advanced Zennio smart home technology, which encompasses automatic night lighting, high-quality Cortizo aluminium windows equipped with blackout shades in all bedrooms, a front door that includes a motorized lock and fingerprint reader, underfloor heating, and individually controlled air conditioning in each bedroom. Additionally, the bathroom fittings are from esteemed brands like Villeroy & Boch and Sanycce.

The saltwater swimming pool is equipped with an electrically controlled roller shutter, solar louvers, a counter-current system and it can also be supplemented with a heat pump for water heating.

The property comes with solar panels, along with battery support and provisions for a wall box as well as an energy-efficient heat pump for heating, cooling, and water heating. It includes an automatic garden irrigation system and spacious covered parking for two cars.

In addition, the villa will be partially furnished with custom-made furniture, which is included in the quoted price. We will be pleased to provide you with a list and technical specifications upon request. Essentially, you will receive all items shown in the visuals, with the exception of the sofa, armchair, chairs, bar stools, mattresses, TV, outdoor furniture, barbecue, and decorations, which can be purchased according to personal preferences. Customization of some furniture pieces will still be possible until the end of June.

This unique villa offers you a unique opportunity to live in one of the most prestigious locations in southern Spain, in the heart of the Costa del Sol. Don't miss your chance to experience this piece of paradise for yourself, contact us today to arrange a viewing!

Estimated completion date: October/November 2025

If you decide to buy the villa for investments purposes and intend to rent it, here are the estimated rental prices:

Long-term rent 12.000,- EUR/month.

Short-term rent 1.500,- EUR/night (high season).



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