

SAN PEDRO DE ALCÁNTARA

from 2,525,000 €

REFERENCE R5340847

# An Exquisite Contemporary Villa: A Sanctuary of Luxury in San Pedro de Alcántara, Southern Spain

| 5 | 5 | 375 m² | 502 m² | 180 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Perched gracefully in the sun-drenched landscape of Southern Spain, this brand-new, contemporary villa represents the pinnacle of modern luxury living. Nestled perfectly between the vibrant town centre of San Pedro de Alcántara and its pristine, golden beaches, this residence offers an unparalleled lifestyle of convenience, sophistication, and serene beauty. Designed for the discerning individual who seeks both tranquillity and immediate access to a thriving social scene, this property is a testament to cutting-edge architecture and refined taste, soon to be completed and awaiting its first esteemed owner.

## Unrivalled Location: The Heart of the Costa del Sol Experience

The strategic positioning of this magnificent villa places you at the epicentre of San Pedro de Alcántara's most coveted offerings. Imagine starting your day with a leisurely stroll to the bustling boulevard, where chic cafes serve exquisite morning coffees. Your evenings could unfold with gourmet dining experiences at renowned restaurants, or casual cocktails at stylish beach bars, all within easy walking distance. This coveted locale ensures that every amenity, from boutique shops and essential services to vibrant leisure opportunities, is quite literally on your doorstep. Beyond San Pedro, the glittering marina of Puerto Banús and the cosmopolitan allure of Marbella are just a few minutes' drive away, seamlessly connecting you to the wider charms of the Costa del Sol, all set against the breathtaking backdrop of the Mediterranean Sea and the Sierra Blanca mountains.

## Architectural Splendour & Intelligent Design

This villa is a masterclass in modern architectural design, characterised by its sleek lines, expansive glass elements, and a harmonious integration with its natural surroundings. Every aspect has been meticulously planned to maximise natural light, foster a sense of openness, and provide an effortless flow between indoor and outdoor living spaces. High-quality materials and finishes throughout underscore a commitment to enduring style and supreme comfort, setting a new benchmark for luxury properties in the region. The intelligent distribution across three meticulously designed levels ensures both privacy and ample space for family living and entertaining guests, all effortlessly connected by a private, state-of-the-art lift.

### Exquisite Features and Opulent Interiors

Upon entering the main level, you are immediately greeted by an atmosphere of refined elegance. This floor hosts the primary living areas, designed with an open-plan concept that effortlessly merges a spacious lounge with a sophisticated dining area, all bathed in natural light. The fully fitted kitchen is a chef's dream, equipped with top-of-the-range appliances, sleek cabinetry, and premium countertops, ready to inspire culinary masterpieces. The entire villa benefits from advanced air conditioning systems, providing both hot and cold air to ensure year-round comfort, perfectly integrated into the smart home environment.

#### Private Retreats: The Upper Floor

Ascending to the first floor, either via the grand staircase or the convenient private lift, you discover the sanctuary of the master suite. This expansive retreat is designed for ultimate relaxation and privacy, featuring generous proportions, sophisticated finishes, and direct access to private terraces. It boasts a luxurious en-suite bathroom, a true spa-like haven, alongside ample dressing areas. Complementing the master suite, this level also hosts additional generously proportioned bedrooms, each thoughtfully designed with its own sumptuously appointed en-suite bathroom, ensuring comfort and privacy for family members or guests. A total of five bedrooms, each with its own private bathroom, ensures ample accommodation of the highest standard.

#### The Versatile Garden Level & Leisure Amenities

The garden level, or basement, transcends the traditional concept, offering a dynamic and versatile space dedicated to leisure and wellness. Here, a second expansive living room provides an ideal setting for casual gatherings, complete with a stylish bar area perfect for entertaining. Adjacent to this social hub, a dedicated gym area caters to your fitness needs, allowing for a healthy and active lifestyle without leaving the comfort of your home. This entire level enjoys direct access to the meticulously landscaped gardens, seamlessly blurring the lines between indoor luxury and outdoor serenity. This intelligent design allows for

diverse usage, from a private cinema to a wine cellar, limited only by imagination, truly elevating the home's entertainment quotient.

**Rooftop Oasis: Panoramic Views**

Crowning this magnificent property is an expansive rooftop terrace, offering an unparalleled outdoor living experience. This exceptional space provides breathtaking panoramic views that sweep across the sparkling Mediterranean Sea, the charming town of San Pedro de Alcántara, and the majestic surrounding mountains. It’s an idyllic setting for sunbathing, hosting memorable al fresco dinners under the stars, or simply savouring the glorious sunsets of Southern Spain, providing a private oasis for relaxation and enjoyment.

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**Sustainable Luxury and Practicality**

In line with modern ecological consciousness, the villa incorporates state-of-the-art solar panels, contributing to its energy efficiency and reducing its environmental footprint, aligning luxury with sustainability. The exterior boasts a sparkling private swimming pool, a refreshing focal point for outdoor enjoyment and relaxation, set within meticulously designed gardens. Furthermore, convenient and secure private parking for two cars is available on the plot, adding to the practical amenities that define this exceptional residence.

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With completion anticipated by the end of 2026, this villa presents a unique opportunity to acquire a brand-new, cutting-edge home in one of the Costa del Sol's most sought-after locations. This is more than just a house; it’s an invitation to a lifestyle of unparalleled luxury, convenience, and modern elegance. We invite discerning buyers to experience the promise of this exceptional property. Private viewings are available by appointment only, offering an exclusive first look at your future dream home.

# Details

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|---|---|---|---|
| Reference | R5340847 | Property Type | Villa |
| Status | Sale | Price | from 2,525,000 € |
| Bedrooms | 5 | Bathrooms | 5 |
| Build size | 375 m² | Plot Size | 502 m² |
| Terrace | 180 m² | Parking places | by request |

# Features

New development, Pool, Air conditioning, Heating, Mountain views, Private garden, Lift, Alarm system, Parking, Holiday Home, Investment