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SAN PEDRO DE ALCÁNTARA

730,000 €

REFERENCE R5357815

# Exceptional Four-Story Family Residence in Prestigious Guadalmina Alta, Costa del Sol

| 3 | 260 m² | 200 m² | 32 m² |
|---|---|---|---|
| BEDROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty proudly presents an exquisite semi-detached family residence, meticulously designed across four levels, offering an unparalleled blend of spaciousness, modern comfort, and remarkable self-sufficiency. Located in the highly sought-after Guadalmina Alta, in the vibrant south of Spain, this magnificent home is ready for immediate occupancy, promising an elevated living experience for discerning families seeking elegance and sustainable living in one of the Costa del Sol's most desirable locations.

## A Welcoming Entrance and Expansive Main Floor

Accessed via a charming, sun-drenched private patio, the main floor integrates generously proportioned living areas. The heart of this level is an expansive, light-filled living room, offering ample space for comfortable seating and elegant dining. Adjacent, a contemporary, fully-fitted kitchen awaits culinary inspiration. A convenient guest toilet is also on this floor. The living area extends to a substantial private backyard, a verdant oasis perfect for al fresco dining or unwinding under the Spanish sun.

## Luxurious Private Quarters on the First Floor

The first floor reveals the private sanctuary of the home. Here, the opulent master suite awaits, a true haven of tranquility. This spacious retreat features a lavish en-suite bathroom with high-quality finishes, offering a spa-like experience. Extensive custom-built wardrobes provide abundant storage. This floor also hosts two additional, generously sized bedrooms, each offering comfort and privacy, ideal for family or guests. These bedrooms share access to a beautifully appointed family bathroom.

## Versatile Top-Floor Potential

The top floor presents an incredibly versatile open-plan space. Currently an expansive attic level, this area offers immense potential for transformation: a home office, studio, reading nook, additional bedroom, or entertainment room. Pre-installation for a potential bathroom further enhances its adaptability and future value. This ready-to-customize space allows the home to evolve with its occupants, providing an adaptable canvas for personal expression and functional expansion.

## Substantial Basement with Natural Light and Amenities

A distinctive feature is the meticulously designed basement level, remarkably benefiting from ample natural light. This expansive lower level offers an array of practical and versatile amenities. It currently accommodates a large, secure multi-car garage, providing generous parking and direct access. Beyond the garage, residents will find a comprehensive utility and machine room. A dedicated storage area offers considerable space. This basement also includes a complete additional bathroom. The design allows for incredible flexibility, with the storage area easily convertible into a secondary kitchen, a fully equipped home gym, or additional functional living quarters.

## Sustainable Living in a Prime Guadalmina Alta Location

This residence boasts exceptional thermal efficiency, significantly reducing its environmental footprint and utility bills. Advanced insulation and energy systems enable the home to achieve zero net electricity consumption during certain periods, offering true self-sufficiency and a forward-thinking approach to modern living. This commitment ensures year-round comfort with minimal effort.

Perfectly situated in a tranquil community within Guadalmina Alta, this home offers serene residential living with unparalleled access to essential amenities. Its prime location places it just moments from the vibrant center of San Pedro de Alcántara, renowned for its charming streets and diverse culinary scene. Additionally, residents will enjoy the convenience of being adjacent to the bustling La Colonia shopping center and its comprehensive supermarket. Guadalmina Alta itself is synonymous with

exclusivity, beautiful golf courses, and pristine beaches, all within easy reach. This strategic position in the Costa del Sol ensures a lifestyle of convenience, luxury, and unparalleled connectivity.

### Your Dream Home Awaits at Luxury Realty

This unique semi-detached home represents an extraordinary opportunity to acquire a spacious, modern, and energy-efficient family residence in one of Marbella's most prestigious addresses. With its four levels of meticulously designed living space, adaptable basement, and commitment to sustainable luxury, it offers an exceptional lifestyle. We invite you to discover the charm and sophistication of this remarkable property. Contact Luxury Realty today to arrange your private viewing and take the first step towards owning your dream home in Guadalmina Alta.

## Details

| | | | |
|---|---|---|---|
| Reference | R5357815 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 730,000 € |
| Bedrooms | 3 | Bathrooms | by request |
| Build size | 260 m² | Plot Size | 200 m² |
| Terrace | 32 m² | Parking places | by request |

## Features

Air conditioning, Private garden, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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