

SAN PEDRO DE ALCÁNTARA

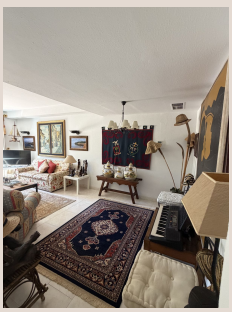
795,000 €

REFERENCE R5524813

Exquisite Frontline Haven in Guadalvillas: A Renovation Masterpiece Awaiting in San Pedro de Alcántara

3	3	171 m²	33 m²	48 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an unparalleled opportunity within the prestigious Guadalvillas development, an exclusive enclave nestled in the heart of San Pedro de Alcántara, one of Southern Spain's most sought-after coastal towns. This remarkable property presents a rare chance to acquire a residence of distinction, boasting an enviable south-west facing orientation and a prime frontline position overlooking the most coveted swimming pool, mere steps from the shimmering Mediterranean Sea.

Guadalvillas is renowned for its tranquil ambiance, lush tropical gardens, and exceptional proximity to both the vibrant amenities of San Pedro de Alcántara and the pristine beaches of the Costa del Sol. This particular villa offers not just a home, but a lifestyle – a blank canvas for the discerning buyer to craft their ultimate Mediterranean sanctuary, perfectly tailored to their tastes and desires.

A Vision of Modern Living: Ground Floor Potential

Originally conceived as a three-bedroom, two-bathroom residence with a convenient guest toilet, this property has already been thoughtfully adapted by its current owners to include an additional bedroom on the ground floor, offering immediate flexibility. However, its true potential lies in a visionary renovation that promises to transform the ground level into an expansive, contemporary open-plan living space. Imagine stepping into a beautifully reimagined main floor, where the boundaries between living, dining, and culinary artistry dissolve into one cohesive, light-filled environment.

The design possibilities are limitless: a state-of-the-art bespoke kitchen, seamlessly integrated with a sophisticated dining area and a generously proportioned living room, all designed to maximize natural light and flow. A thoughtfully appointed guest toilet would complete this level, ensuring comfort and convenience for residents and visitors alike. This seamless design fosters an atmosphere of effortless elegance, perfect for both intimate family life and grand entertaining.

Seamless Indoor-Outdoor Mediterranean Lifestyle

The allure of this property extends beyond its interior. The ground floor living area opens directly onto a delightful outdoor terrace, an idyllic extension of the home designed for supreme relaxation and al-fresco enjoyment. Thanks to its prime south-west orientation, this terrace basks in abundant sunshine from morning until the late afternoon and evening hours, offering the perfect setting for sunbathing, leisurely lunches, and enchanting sunset cocktails.

From your private garden oasis, a direct gateway leads to the meticulously maintained communal pathway, guiding you effortlessly to the stunning pool area situated directly in front of the property. This privileged access means that a refreshing dip or a relaxing afternoon by the water is just a few steps away, embodying the ultimate resort-style living experience. The gentle rustle of palm trees and the scent of Mediterranean flora enhance the sense of peace and exclusivity.

A Legacy of Care, A Future of Splendour

This cherished property has been under the same meticulous ownership for several decades, a testament to its enduring charm and desirability. It has been lovingly maintained, reflecting a pride of ownership that provides a solid foundation for its next chapter. While impeccably cared for, the villa now presents an extraordinary opportunity for a comprehensive renovation. With thoughtful design and individual touches, this residence has the potential to ascend to become one of the most attractive and sought-after homes within the entire Guadalvillas development, particularly given its truly exceptional position.

Private Sanctuaries and Panoramic Vistas

Ascending to the upper levels reveals equally captivating spaces. The master bedroom suite, a serene sanctuary, boasts its own private en-suite bathroom and offers charming views over one of the community’s sparkling swimming pools. Here, an atmosphere of complete privacy prevails, ensuring undisturbed rest and relaxation with no direct overlooking from neighbours,

allowing for a truly intimate retreat.

The crowning jewel of this magnificent property is undoubtedly its expansive rooftop terrace. This exceptional outdoor space is bathed in sunshine from the early morning until the last rays of evening light, offering breathtaking panoramic vistas. Marvel at the iconic silhouette of La Concha mountain, the majestic grandeur of the Ronda mountains, and the verdant expanse of the lush communal gardens, all set against the backdrop of the southern swimming pool. The sheer scale of this terrace provides ample scope to create multiple distinct zones: envision a gourmet outdoor kitchen and dining area for unforgettable entertaining, alongside dedicated chill-out lounges and sunbathing zones. This versatile rooftop oasis is meticulously designed to be the perfect venue for embracing the quintessential Mediterranean lifestyle, offering an unparalleled setting for year-round enjoyment, from sun-drenched days to starlit evenings.

An Unrivalled Location in San Pedro de Alcántara

Guadalvillas offers not just luxurious living spaces but also a prime location within San Pedro de Alcántara, a vibrant town on Spain's glorious Costa del Sol. Residents benefit from easy access to pristine sandy beaches, an array of world-class golf courses, exquisite dining options ranging from traditional Spanish chiringuitos to haute cuisine, and a charming town centre with all essential amenities. Furthermore, the glamour and sophistication of Puerto Banús and Marbella are just a short drive away, offering designer boutiques, exclusive nightlife, and a cosmopolitan atmosphere. This property truly combines the best of tranquil, private living with effortless access to the region's most celebrated attractions.

This is more than just a property; it is a truly unique proposition and a fantastic opportunity to acquire one of the finest, most exceptionally located residences within the highly coveted Guadalvillas development. Imagine crafting your dream home in a location that offers both serene privacy and immediate access to the best of coastal living in Southern Spain. Such opportunities are rare and fleeting. Do not miss the chance to transform this well-maintained villa into a contemporary masterpiece, perfectly positioned to capture the essence of luxurious Mediterranean living.

Details

Reference	R5524813	Property Type	Terraced Townhouse
Status	Sale	Price	795,000 €
Bedrooms	3	Bathrooms	3
Build size	171 m²	Plot Size	33 m²
Terrace	48 m²	Parking places	by request

Features

Pool