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SAN PEDRO DE ALCÁNTARA

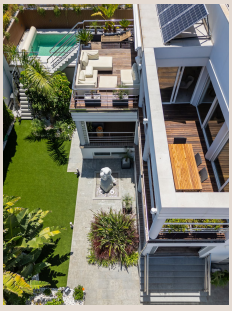
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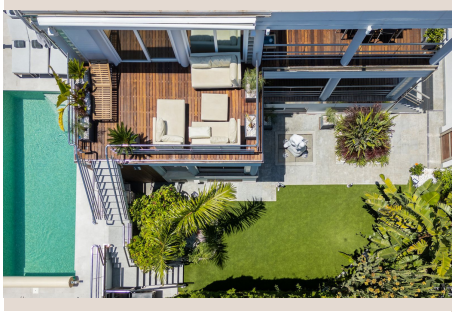
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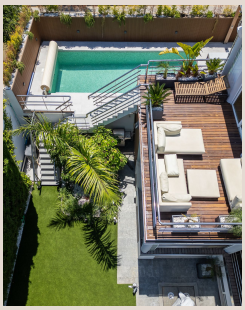
■■■■■ ■ San Pedro De Alcántara

4	3	350 m²	397 m²	220 m²
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Marbella at Your Doorstep. A Private Villa Just 270 Metres from the Beach San Pedro Beachside, Marbella | €3,500,000 | 370 m² | 4 Bedrooms | 3 Bathrooms Morning coffee by the sea. Lunch at your favourite restaurant. Padel, shopping and an evening out — all within walking distance. Then return home to your own heated pool, jacuzzi, private cinema and rooftop terrace overlooking the sea and La Concha. Fully renovated in 2023, this contemporary villa in San Pedro Beachside combines the privacy of a home with its own garden with the convenience of one of Marbella's best locations for everyday living. Situated approximately 270 metres from Cortijo Blanco beach, it allows you to enjoy the coast without having to plan every outing around the car. A LOCATION THAT TRANSFORMS EVERYDAY LIFE Dozens of restaurants, cafés and local venues, sports clubs, shops, supermarkets, bakeries and patisseries are within walking distance. Pick up fresh bread, do your shopping, meet friends for dinner and walk home afterwards. At the same time, the villa enjoys a peaceful setting in San Pedro de Alcántara, with a private garden and space to unwind. Nearby, Nueva Alcántara Club offers padel courts and a restaurant, while THE I/O provides fitness facilities. Laude San Pedro International School is approximately 300 metres from the property. The beach and seafront promenade invite you to enjoy morning walks, jogging and cycling towards Puerto Banús and the Golden Mile. This is a location where an active day, a family afternoon and an evening of good food are equally easy to arrange. A further attraction is the planned coastal regeneration project in San Pedro de Alcántara, which envisages restoring sandy beaches and protecting them against erosion. LIVING SPACES WITH SEA AND MOUNTAIN VIEWS The spacious living room overlooks La Concha and features a striking Faber gas fireplace, creating a welcoming atmosphere beyond the summer season. The dining room, with seating for 10–12 people, provides ample space for family meals and entertaining friends. From the fully equipped kitchen, you can enjoy sea views while cooking. The living accommodation is complemented by two terraces: a dining terrace with a large table and a lounge terrace with a comfortable sofa. Breakfast outdoors, leisurely dinners and quiet evenings over a glass of wine can become part of your daily routine. FOUR BEDROOMS FOR FAMILY AND GUESTS The bedroom level accommodates three bedrooms and spacious terraces. The Master Bedroom has its own bathroom and views of La Concha. The other two bedrooms share a bathroom. A garden-facing terrace with direct access to the garden makes outdoor living especially convenient. The fourth bedroom is located on the lower level. Furnished with twin beds and a large wardrobe, it provides comfortable accommodation for guests. YOUR OWN CINEMA, HAMMAM AND PRIVATE GAMES LOUNGE The lower level is dedicated to relaxation and entertainment, featuring: * A cinema room with a professional sound system. * A hammam — a steam room with aromatherapy. * A games lounge with a sofa and pool table. * Poker and roulette tables. * A bar with a refrigerator and ice maker. * An additional kitchen. A space for film nights, relaxation after a workout or evenings with friends — all in the privacy of your own home. HEATED POOL, JACUZZI AND GARDEN The garden, with lush greenery and an ornamental fountain, creates an intimate setting for relaxation. The large swimming pool is heated by a dedicated heat pump and fitted with a pool cover, allowing you to enjoy swimming beyond the height of summer. A jacuzzi, terraces and sunbathing areas complete the outdoor spaces. ROOFTOP SOLARIUM WITH PANORAMIC VIEWS The rooftop terrace offers 360-degree panoramic views of the sea, mountains and La Concha. A setting for sunbathing, peaceful mornings and watching the sunset. YEAR-ROUND COMFORT The villa's features include: * Underfloor heating powered by a heat pump. * Air conditioning. * A solar photovoltaic system. * A smart home system. * An alarm system. * Automatic security shutters. * Bose audio in selected interiors, on the terraces and by the pool. * Two private parking spaces within the property, with gated access. The villa is equally suited to use as a year-round home or a seaside holiday residence. It holds a short-term rental licence. The beach just a few minutes from home, ■the ■life ■of ■San Pedro ■within ■walking ■distance ■and ■private spaces ■to ■relax at ■every ■hour of ■the ■day. Contact ■us ■for further information ■and ■to ■arrange ■a ■private ■viewing.

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