



## Townhouse for sale in San Pedro de Alcántara, Marbella

1,100,000 €

Reference: R5309839 Bedrooms: 3 Bathrooms: 3 Plot Size: 323m<sup>2</sup> Build Size: 286m<sup>2</sup> Terrace: 152m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

This stunning semi-detached house is located in the exclusive community in Guadalmina Alta Marbella, just minutes from San Pedro de Alcántara. With a private communal pool and gym, Treetops offers privacy, security, and a privileged setting near the Guadalmina golf course.

The house stands out for its contemporary design, spacious layout, and abundant natural light. The entrance hall leads to a living room with ceilings over 3 meters high, seamlessly connecting to the dining area and a designer open-plan kitchen equipped with high-end NEFF appliances. Adjacent to the kitchen is a small terrace, while the living room opens to a large terrace and private south-facing garden. A guest toilet completes this floor.

Upstairs are three generously sized bedrooms, including a master suite with an elegant en-suite bathroom featuring Geberit sanitary ware and Ritmonio designer taps.

The basement, with natural light and underfloor heating throughout, is fully versatile and can be customized into an extra bedroom, gym, cinema room, office, or play area. It also provides access to the private garage for two cars, laundry facilities, and ample storage.

The villa is delivered unfurnished, ready to move in, and features underfloor heating throughout the entire house, including the basement.

San Pedro de Alcántara, part of Marbella, combines authentic Andalusian charm with modern lifestyle. Its pedestrian streets, lively squares, restaurants, shops, renovated promenade connecting to Puerto Banús, international schools such as Laude International School, health centers, and proximity to golf courses make it an ideal location for those seeking quality of life, tranquility, and excellent connections across the Costa del Sol.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Solarium  
Utility Room

### Views

Garden

### Pool

Communal

### Parking

Garage  
Private

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted

### Utilities

Electricity

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Security

Gated Complex