



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

885,000 €

Reference: R5184193   Bedrooms: 5   Bathrooms: 5   Build Size: 338m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Luxury Semi-Detached Villa in San Pedro Alcántara, Marbella Magnificent semi-detached villa ready to move into, ideal for families seeking comfort, security, and a privileged location. Situated in the prestigious area of San Pedro Alcántara, just a short distance from Guadalmina, this property combines contemporary design, high-quality materials, and excellent access to all services, schools, and leisure areas. With its south-facing orientation, the house enjoys exceptional natural light throughout the day. Located only 10 minutes' walk from the beach, 5 minutes from the centre of San Pedro Alcántara, and 10 minutes by car from Puerto Banús, it offers the perfect setting to enjoy the Marbella lifestyle in a peaceful and secure environment. With a built area of 238 m<sup>2</sup> on a 200 m<sup>2</sup> plot, the property is distributed across four levels, maximising space and natural light. It features six bedrooms, four bathrooms (with the possibility of adding a fifth), and two spacious garages. The main floor includes a bright and open living area, a separate dining room, and a modern fully equipped kitchen. The master bedroom comes with a large dressing room that could easily be converted into an additional bedroom if desired. The basement, fully refurbished, has been adapted as an independent apartment, ideal for guests or staff, and includes a bedroom, games room, and a large cellar or storage area. The property also offers a spacious entrance and porch, as well as a service entrance and utility area, providing great comfort and functionality. High-end features include electric security shutters, premium thermal aluminium windows, natural parquet flooring, home automation and alarm system, air conditioning, built-in wardrobes, and a reinforced security door. Located in a quiet and secure residential area, this home is surrounded by shops, restaurants, supermarkets, and all essential services. Nearby are several prestigious international and bilingual schools, such as Laude San Pedro International College, Saint George's School, and Calpe School, as well as excellent public schools. A modern, elegant, and functional home, ready to move into, perfect for those seeking quality, security, and convenience in one of the most sought-after areas of Marbella.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Guest Apartment  
Utility Room  
Wood Flooring  
Jacuzzi  
Barbeque  
Near Mosque  
Staff Accommodation  
Near Church  
Basement  
Access for people with reduced mobility

### Views

Mountain  
Courtyard

### Pool

Room for Pool

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Village

### Furniture

Optional

### Parking

Underground  
Private  
Covered  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Category

Reduced  
Golf  
With Planning Permission