



## Semi-Detached House for sale in San Pedro de Alcántara, Marbella

**950,000 €**

Reference: R5215189   Bedrooms: 3   Bathrooms: 4   Build Size: 336m<sup>2</sup>   Terrace: 70m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Discover this exceptional new-build semi-detached villa in the heart of San Pedro de Alcántara's charming Pueblo district, nestled on Calle Martín Pescador in Marbella's sun-drenched Costa del Sol. Positioned on the edge of the urban area, this unique property offers the perfect fusion of tranquillity and city convenience—ideal for families seeking a peaceful retreat with easy access to vibrant amenities. Just a short stroll from the lively Bulevar San Pedro Alcántara, a family-friendly boulevard with playgrounds, fountains, and green spaces, and minutes from the pristine Playa de San Pedro beach with its scenic promenade. Embrace the authentic Andalusian lifestyle in this walkable town, renowned for its blend of traditional charm and modern comforts, including nearby international schools, supermarkets, restaurants, and world-class golf courses like Los Arqueros. With swift connections via the A-7 to glamorous Puerto Banús (a 5-minute drive) and Marbella's historic old town, it's a haven for those desiring seclusion without isolation.

Spanning four levels across 336 m<sup>2</sup> of built space (250 m<sup>2</sup> usable) on a 112 m<sup>2</sup> plot, this south-facing gem—constructed in 2018 and impeccably maintained—boasts innovative design and premium features. The expansive 112 m<sup>2</sup> open-plan basement, reinforced with a hydrophobic concrete retaining wall for a bunker-like durability, provides versatile space for a gym, cinema, or storage. The ground floor offers 100 m<sup>2</sup> of elegant living, including a spacious lounge-diner, modern kitchen, a 12 m<sup>2</sup> private patio, guest cloakroom, and integrated garage. Ascend to the 100 m<sup>2</sup> first floor, featuring three generous bedrooms—one master with en-suite bathroom and walk-in dressing room—plus additional bathrooms for family comfort. The crowning 25 m<sup>2</sup> top floor opens to a stunning 70 m<sup>2</sup> terrace, complete with laundry area, compact kitchen, cloakroom, private swimming pool, solarium, and pergola—perfect for al fresco entertaining amid breathtaking views.

Enhanced with built-in wardrobes, storage room, air conditioning throughout, and eco-friendly solar panels for sustainable living, this second-hand property in excellent condition is a rare find: the only villa in the area with such distinctive characteristics. Ready to move in and enjoy the Costa del Sol's 300+ sunny days a year—your dream family home awaits; contact us today for a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Games Room		
Utility Room		
Near Church		
Basement		
Fiber Optic		
Views	Setting	Condition
Mountain	Commercial Area	Excellent
Panoramic	Close To Golf	
Garden	Close To Port	
Courtyard	Close To Shops	
Urban	Close To Town	
	Close To Schools	
	Town	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Fully Furnished	Fully Fitted
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Alarm System	Underground	Solar water heating
	Garage	
	Private	
	Covered	
	More Than One	