



## Detached Villa for sale in San Pedro de Alcántara, Marbella

**1,095,000 €**

Reference: R5132158   Bedrooms: 3   Bathrooms: 2   Plot Size: 1,262m<sup>2</sup>   Build Size: 211m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Nestled in the peaceful residential enclave of Alta Vista, perfectly positioned between San Pedro de Alcántara and Guadalmina, this inviting single-level villa presents a rare opportunity to create a bespoke home in one of Marbella's most promising up-and-coming neighbourhoods. Set on a 1,262 m<sup>2</sup> southwest-facing plot, the property offers 211 m<sup>2</sup> of built space, spacious living areas with high ceilings in parts of the home, and the warmth of two fireplaces, creating a home filled with light and character. The lush, private garden forms a green oasis, ideal for outdoor living, entertaining, or simply enjoying the year-round Mediterranean climate. Currently featuring 3 bedrooms and 2 bathrooms, the villa's spacious interior is ready for a thoughtful renovation, allowing you to tailor every detail to your own style and needs. Neighbouring modern villas in a newly built development have recently sold for €2.4M–€3M, underlining the strong value growth and rising demand in this desirable area. With international schools, prestigious golf courses, charming restaurants, boutique shops, and all essential amenities close by – plus Puerto Banús and Marbella's Golden Mile just a short drive away – this property offers the perfect balance of tranquillity and convenience.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Storage Room		Fireplace
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Utility Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	Renovation Required
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Garden</b>	<b>Security</b>
Private	Private	Alarm System