



# Detached Villa in San Pedro de Alcántara

Price € 3,250,000

Bedrooms	5
Bathrooms	5
Build Size	362 m <sup>2</sup>
Terrace	125 m <sup>2</sup>
Plot Size	1783 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Marina

## ORIENTATION

- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Basement
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Covered
- ✓ More Than One

## UTILITIES

- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

## CATEGORY

- ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
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This beautifully presented villa offers a fusion of refined contemporary design and timeless Andalusian charm. Immaculately maintained and thoughtfully remodelled just two years ago, the property is in turnkey condition—perfectly suited as a sophisticated permanent residence or an exclusive holiday retreat. The furnishings have been carefully selected for each space, combining comfort with charm.

Ideally located on the beachside of San Pedro de Alcántara, within the sought-after enclave of Linda Vista, the property enjoys an exceptional setting. Both the beach promenade and the vibrant town centre—with its array of restaurants, boutiques, and amenities—are just a short stroll away.

The villa is distributed across three levels, with 362m<sup>2</sup> of built space, in addition to a basement and expansive terraces, all set on a generous plot of 1,298 m<sup>2</sup>. Underfloor heating runs throughout the home, and no detail has been overlooked in the extensive upgrades, including a beautifully appointed, high-specification kitchen with Gaggenau appliances. The landscaped gardens have been carefully revitalised to create a mature, tranquil environment that ensures both privacy and serenity, while the heated swimming pool enhances year-round enjoyment.

### Ground Floor

A welcoming entrance opens into a spacious, light-filled living room with fire place and an elegant separate dining area, complemented by a sleek open-plan kitchen. This level also includes a guest WC, hallway, and staircase leading to the upper floors. A covered porch provides an idyllic shaded setting for outdoor relaxation and dining, complete with a fully equipped outdoor kitchen.

### First Floor

Three exquisitely appointed bedrooms, including a master suite with a private balcony, each offering spacious en-suite bathrooms and custom-built wardrobes, unfold gracefully from the central TV and library lounge, creating a blend of privacy and communal living.

### Second Floor

The second floor, connected by an open-plan staircase, seamlessly blends with the level below, where striking double-height ceilings enhance the sense of space and invite an abundance of natural light. On this level, a fourth en-suite bedroom is complemented by a converted attic of approximately 50 m<sup>2</sup>. The T-shaped layout creates two additional sleeping areas along with a substantial walk-in closet. The angled ceilings introduce charm and a cosy, intimate feel.

Combining sophistication with authentic Andalusian elegance, this exceptional villa stands out for its impeccable condition, timeless appeal, and refined sense of style. A luxury residence that lets you know you are home, in Andalusia.

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# GALLERY







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