



# 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>





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## 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:

### Features

Covered Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Views

Garden  
Pool

### Pool

Private Pool

### Orientation

South West

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Private Garden

### Climate Control

Air Conditioning  
Fireplace

### Condition

Renovation Required

### Security

Alarm System