

## Villa for sale in San Pedro de Alcántara, Costa del Sol

**11** Bedrooms | **12** Bathrooms | **1454** m<sup>2</sup> Interior | **300** m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ **11,978** IBI | € **278** Rubish tax | € **272** Community fees



### Property Description

Large villa located in the prestigious Guadalmina Baja area in Marbella. Walking distance to the beach of Guadalmina Baja, we find this impressive villa built on a 5,061 m<sup>2</sup> plot with a built area of 969 m<sup>2</sup>.

The residence currently has 9 bedrooms and 11 bathrooms. Let's break down the layout:

- Above ground floor: Upon entering the main hall, we find a large living room divided into 4 areas: a TV area, a reading area, a seating area, and a spacious dining room. All rooms offer views of the main garden, facing south, swimming pool, and summer gazebo. Additionally, in this area, there's an office, a bar area, and 2 fireplaces. From the main hall, there is access to an Andalusian patio leading to a living room with large windows and further access to a suite with a bathroom and independent terrace, ideal for potential guests. Also on this level, there's a guest toilet, a kitchen with three areas (dining area, kitchen, and laundry area), as well as a staff room with a built-in bathroom, pantry, and large chamber for storing cold foods.



€ 6,200,000

Ref: 229

- First Floor: A large hall incorporated into a staircase leads to the main rooms. The master bedroom features two terraces, a dressing room, and an en-suite bathroom with a shower and bathtub. Along the open and south-facing hall, there are another 4 bedrooms with en-suite bathrooms, a living room, and 3 terraces.

- Basement Floor: This floor includes a double room with an en-suite bathroom and terrace, a wine cellar, a sauna, and another bedroom with a bathroom with access from the garden, perfect for guests.

The plot also features an independent guard house with a living room, 2 bedrooms, kitchen, and bathroom next to the main entrance. There's a covered garage for three cars with a room and bathroom for the possibility of accommodating a driver, plus parking (not covered) for 3 more cars. Additionally, there's a building for a storage room and/or room for garden tools and machinery, an outdoor gazebo/barbecue, and a pond with a waterfall.

Security in the urbanization is provided 24 hours a day, 7 days a week. There's also a diesel fuel tank and solar panels for energy efficiency.



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