

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 5 BATHROOMS IN SAN PEDRO DE ALCANTARA

📍 San Pedro de Alcántara

REF# R5338447 €3,250,000

BEDS	BATHS	BUILT	PLOT	TERRACE
5	5	360 m <sup>2</sup>	1296 m <sup>2</sup>	125 m <sup>2</sup>

This beautifully presented villa offers a seamless 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 villa also presents an attractive opportunity for premium short-term rentals.

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, offering over 360 m<sup>2</sup> of built space, in addition to a basement and expansive terraces, all set on a generous plot of approximately 1,280 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. The landscaped gardens have been carefully revitalised to create a

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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 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.

## Upper Floors

The first floor features a central distribution area, currently arranged as a stylish TV lounge, leading to four generously proportioned bedrooms, each with its own en-suite bathroom—offering comfort and privacy for both family and guests. The attic level has been thoughtfully redesigned to create an additional bedroom suite, complete with a walk-in wardrobe.

Combining sophistication with authentic Andalusian elegance, this exceptional villa stands out for its impeccable condition, timeless appeal, and refined sense of style.

