



6 Bedrooms House in San Pedro de Alcántara

San Pedro de Alcántara

R3229714 – 4.250.000 €



6



6



561 m²



806 m²

Spacious beachside villa in popular San Pedro, just a short drive west of Marbella and Puerto Banús, and within easy reach of the beach promenade, shops and restaurants. This house is set in well-kept gardens with a swimming pool, offering a perfect mix of indoor and outdoor spaces, including a fantastic 120m² roof terrace with panoramic views.

On the entrance level, we find an entrance hall, a living room with fireplace, a dining room connected to a large fully equipped kitchen with breakfast area, a laundry/utility room, a guest toilet and a guest bedroom suite. In addition, there is a large covered terrace overlooking the pool.

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On the upper floor, there are two guest suites with terraces, and the master suite with a sunny open terrace and access to the roof terrace.

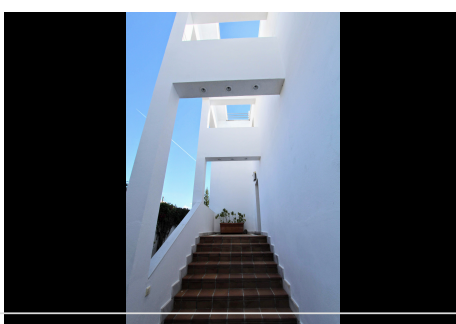
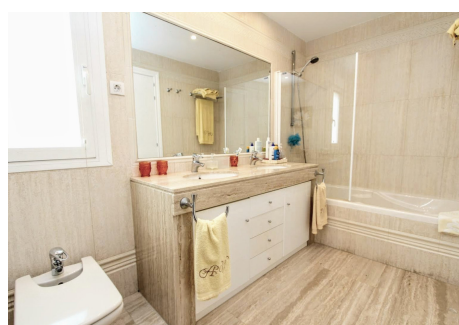
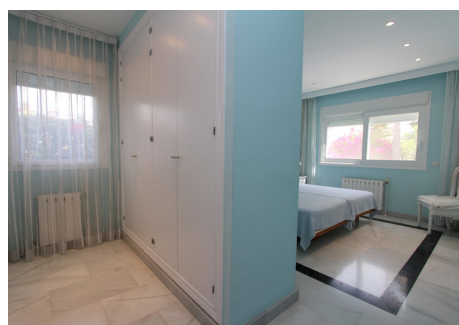
The basement, which has natural light, offers a games room, two additional rooms (for beds), a family bathroom and a large garage with capacity for 3-4 cars. There are also storage areas and machine rooms.

This villa offers a spacious and comfortable environment, with a well thought out distribution that makes the most of the different areas of the house. The location close to the beach and the amenities of San Pedro, as well as the ease of access to Marbella and Puerto Banús, make it an ideal choice for those looking to enjoy a relaxed lifestyle on the Costa del Sol.



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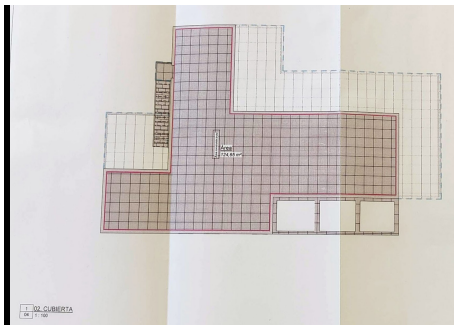
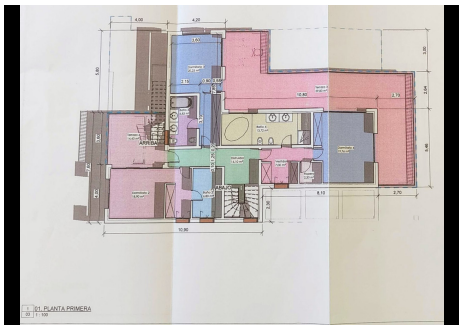
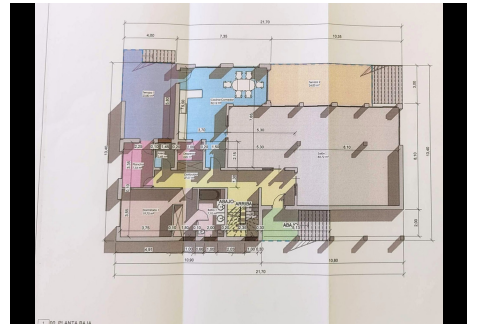


Tabla de SUPERFICIES ÚTILES				
Número	Área	Perímetro	Usos/función	
001 BOTTINO	Garaje	338,21 m ²	381,00 m ²	388,48 m ²
002 BOTTINO	Tramoya	16,33 m ²	17,70 m ²	20,00 m ²
003 BOTTINO	Escalera	16,78 m ²	17,60 m ²	21,38 m ²
004 BOTTINO	Corredor	29,88 m ²	32,94 m ²	36,26 m ²
005 BOTTINO	Cuarto de baño	31,28 m ²	33,74 m ²	37,83 m ²
006 BOTTINO	Habitación 1	112,22 m ²	123,40 m ²	134,82 m ²
007 BOTTINO	Habitación 2	81,38 m ²	87,20 m ²	93,80 m ²
008 BOTTINO	Almacén	241,66 m ²	244,00 m ²	248,00 m ²
009 PLANTA BALCON	Escalera	62,72 m ²	64,40 m ²	66,10 m ²
010 PLANTA BALCON	Corredor 1	124,79 m ²	124,40 m ²	124,40 m ²
011 PLANTA BALCON	Banco	21,29 m ²	17,10 m ²	17,10 m ²
012 PLANTA BALCON	Plancha	71,84 m ²	11,22 m ²	18,38 m ²
013 PLANTA BALCON	Corredor 2	22,22 m ²	22,22 m ²	22,22 m ²
014 PLANTA BALCON	Terraza 1	22,00 m ²	22,00 m ²	22,00 m ²
015 PLANTA BALCON	Terraza 2	24,00 m ²	22,00 m ²	22,00 m ²
016 PLANTA BALCON	Cocina-Corredor	92,22 m ²	100,00 m ²	110,37 m ²
017 PLANTA BALCON	Ofi	2,48 m ²	6,60 m ²	6,60 m ²
018 PLANTA BALCON	Dispersa	22,82 m ²	4,40 m ²	8,80 m ²
019 PLANTA BALCON	Dispersa	74,16 m ²	1,40 m ²	1,40 m ²
020 PLANTA PASARELA	Dispersa 1	134,80 m ²	14,27 m ²	148,07 m ²
021 PLANTA PASARELA	Banco	48,40 m ²	14,60 m ²	150,00 m ²
022 PLANTA PASARELA	Dispersa	16,10 m ²	22,10 m ²	22,20 m ²
023 PLANTA PASARELA	Dispersa	17,22 m ²	18,40 m ²	24,47 m ²
024 PLANTA PASARELA	Dispersa 2	17,79 m ²	18,49 m ²	19,48 m ²
025 PLANTA PASARELA	Dispersa 3	20,20 m ²	19,00 m ²	19,48 m ²
026 PLANTA PASARELA	Terraza 3	84,40 m ²	19,00 m ²	19,48 m ²
027 PLANTA PASARELA	Terraza 4	14,43 m ²	15,22 m ²	16,20 m ²
028 PLANTA PASARELA	Plancha	22,22 m ²	23,44 m ²	23,44 m ²
029 PLANTA PASARELA	Dispersa	188,80 m ²	213,00 m ²	233,13 m ²
030 CUBIERTA	Habitación	120,00 m ²	120,00 m ²	120,00 m ²
031 CUBIERTA	Ofi cerrado	184,00 m ²	64,00 m ²	300,00 m ²
032 CUBIERTA	Habitación	74,27 m ²	64,20 m ²	100,00 m ²
Total general 02		764,27 m²	647,20 m²	1002,00 m²