



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 San Pedro de Alcántara

REF# R5346124 – 3.250.000€



5  
Ložnice



5  
Koupelny



362 m<sup>2</sup>  
Built



1296 m<sup>2</sup>  
Plot



125 m<sup>2</sup>  
Terrace

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 Andalucia.





