



## VILLA MIT 3 SCHLAFZIMMER

📍 San Pedro de Alcántara

**REF# R5132158 – 1.095.000€**

IBI

1582 €/JAHR

Müll

139 €/JAHR

Wohngeld

1272 €/JAHR



3

Schlafzimmer



2

Bäder



211 m<sup>2</sup>

Built



1262 m<sup>2</sup>

Bauland

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

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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 tranquility and convenience.





