



## Townhouse for sale in San Pedro de Alcántara, Marbella

840,000 €

Reference: R4778998 Bedrooms: 3 Bathrooms: 3 Plot Size: 112m<sup>2</sup> Build Size: 316m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

We present to you a spectacular newly built house that combines comfort, luxury, and functionality within its 336 square meters, designed to meet all the needs of a modern family.

### **\*\*Basement:\*\***

The open-plan basement offers a spacious area that can be used as a study or wine cellar, ideal for those needing a quiet place to work or for wine enthusiasts.

### **\*\*Ground Floor:\*\***

- **\*\*Living Room:\*\*** A spacious living room perfect for family gatherings and relaxation.
- **\*\*Dining Room:\*\*** A dining area adjacent to the living room, ideal for dinners and social events.
- **\*\*Kitchen:\*\*** A modern and fully equipped kitchen with direct access to a patio, providing additional outdoor space to enjoy.
- **\*\*Half Bath:\*\*** A convenient half bath on the ground floor.
- **\*\*Garage:\*\*** A garage with space for one vehicle, offering security and convenience for parking.

### **\*\*First Floor:\*\***

- **\*\*Bedrooms:\*\*** Three large bedrooms.
- **\*\*Master Bedroom:\*\*** Includes an en-suite bathroom and a walk-in closet, creating a private and luxurious retreat.
- **\*\*Additional Bathroom:\*\*** In addition to the en-suite bathroom, the first floor has a full bathroom for the other two bedrooms.

### **\*\*Top Floor:\*\***

- **\*\*Terrace:\*\*** A spacious terrace featuring:
- **\*\*Laundry Room:\*\*** Dedicated space for laundry.
- **\*\*Small Kitchen:\*\*** Ideal for preparing light meals while enjoying the terrace.
- **\*\*Half Bath:\*\*** An additional half bath on the terrace for convenience.
- **\*\*Pool with Sun Deck and Pergola:\*\*** A private oasis to relax, sunbathe, and enjoy a refreshing pool.

### **\*\*Extras:\*\***

- **\*\*Independent Loft:\*\*** The property also includes an independent loft, perfect for guests, family members seeking privacy, or even as a potential source of extra income through rental.

### **\*\*Location:\*\***

Situated both within and outside the urban area, this house offers the best of both worlds: the peace and privacy found in the outskirts, with the convenience of being close to the city's services and amenities.

### **\*\*Ideal for Families:\*\***

This house is perfect for families seeking a spacious and tranquil home within the city, featuring unique characteristics that are hard to find in other properties in the area.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

Don't miss this unique opportunity to acquire a house that has it all.



Contact us for more information and to schedule a visit!

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Features:

Features

Covered Terrace  
Wood Flooring  
Barbeque

Pool

Communal

CO2 Emission Rating

C

Climate Control

Central Heating

Furniture

Not Furnished

Condition

Excellent

Energy Rating

C