

€ 1,295,000

Ref: 03272

## Luxury Villa for sale in San Pedro de Alcantara

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3 Bedrooms | 3 Bathrooms | 300 m<sup>2</sup> Interior | 100 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes |



### Property Description

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Set on a generous 493m<sup>2</sup> plot, this semi-detached villa has been meticulously designed to offer both comfort and functionality. Boasting a spacious 270m<sup>2</sup> of living area, complemented by 100m<sup>2</sup> of stunning terraces, this villa seamlessly blends indoor and outdoor living. Expansive glass doors flood the interiors with natural light, creating a bright and airy atmosphere while offering seamless access to the beautifully landscaped gardens and private terraces.

From the moment you enter, the villa captivates with its contemporary design and high-quality finishes. The open-plan living area is a masterpiece of modern architecture, featuring a state-of-the-art gourmet kitchen fitted with premium appliances, a stylish dining area, and a spacious lounge that invites relaxation. Designer bathrooms and top-quality materials from renowned brands ensure an exceptional level of sophistication throughout the home.

The villa offers three generously sized bedrooms, each designed to provide ultimate comfort and privacy. The master suite is a true sanctuary, featuring floor-to-ceiling windows that frame stunning mountain views and luxurious en-suite bathroom. The additional two bedrooms are equally well-appointed, offering stylish en-suite bathrooms and ample storage space.

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Beyond its impeccable interiors, the property is designed for those who appreciate outdoor living. Step onto the expansive terraces, perfect for entertaining guests or enjoying peaceful moments amidst nature. The villa also features two stunning pools, ideal for cooling off on warm Mediterranean days, and a fully equipped gym, ensuring a balanced and active lifestyle. For added security and peace of mind, a nightguard service is available, making the villa a truly secure and private retreat.

Situated in the exclusive enclave of Guadalmina, the property offers more than just a home—it provides an exceptional lifestyle. With over 300 days of sunshine per year and an average annual temperature of 20°C, the region is a paradise for outdoor enthusiasts. Surrounded by more than 70 world-class golf courses, pristine beaches, luxury shopping, and an array of gourmet dining options, every convenience is at your fingertips. Additionally, international schools, specialised medical centres, and vibrant cultural attractions ensure that this home is the perfect residence for families and discerning homeowners alike.

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