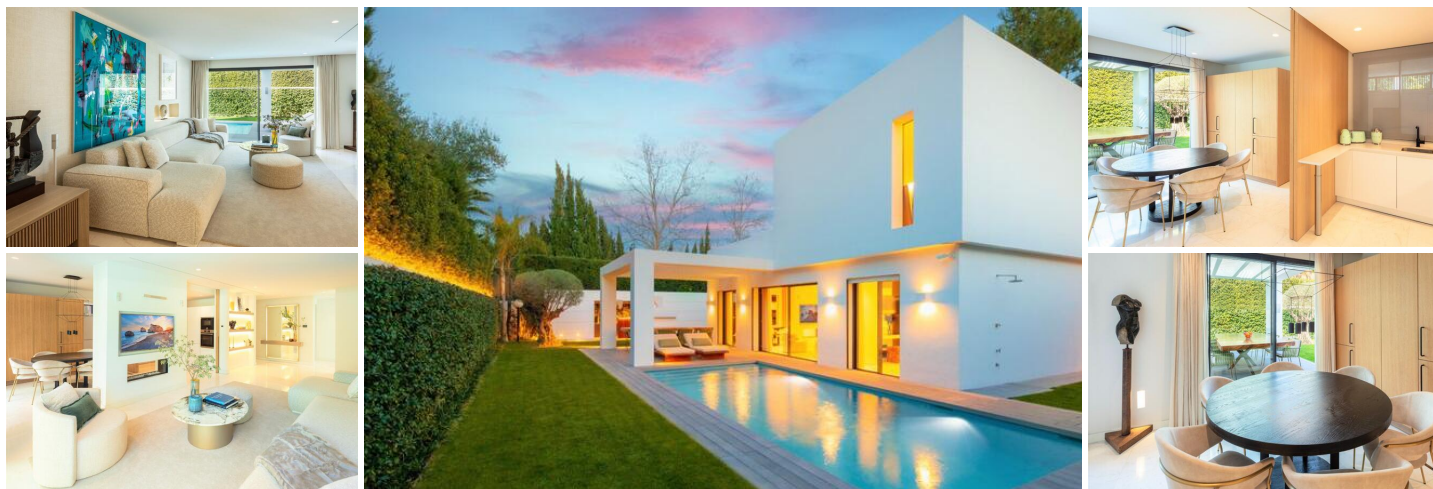


## 4 soveværelse Villa til salg i San Pedro de Alcántara, Málaga

1.800.000€



Modern, sophisticated, detached villa with 4 bedrooms, located in the heart of Guadalmina Alta & surrounded by the picturesque golf course of Guadalmina, San Pedro de Alcántara. This incredible villa is distributed on two levels & features large open interiors fully decorated with custom designed furniture.

The ground floor offers a cosy living area with a fireplace built into a wall partition partially separating it from a spectacular dining space & large, fully fitted kitchen, including; state-of-the-art appliances: refrigerator, induction hob, removable telescopic extractor hood, oven, microwave & dishwasher. Annex to which is a fully equipped laundry room with washing column & dryer. 3 large, bright bedrooms, each with built-in wardrobes & quality en-suite bathrooms, & also direct access to the garden & pool area.

The entire upper floor consists of a spacious, first-class, master bedroom equipped with an en-suite bathroom designed in Atenea marble, large, fitted wardrobes & opens onto a private terrace providing stunning views of all around. The property also includes a wine cellar with capacity for 100 bottles, a storage room & a guest toilet. This west-facing villa enjoys a well-kept, easy maintenance garden, equipped with a large swimming pool surrounded by a terraced area with comfortable sun loungers. The key feature is an outdoor kitchen-bar with LED lighting & appliances, plus a BBQ, creating the ideal setting for Marbella's well-known outdoor lifestyle. It also has 2 covered parking spaces at the entrance of the property.

This high quality, ultra sophisticated home is truly one of the most attractive opportunities currently on the market in this area. Taking care of every detail with each space flowing perfectly with the other thus creating a relaxing & warm atmosphere, & supplying magnificent features: Electric underfloor heating in the bathrooms. Home automation system composed of lighting control, air conditioning control system, motorized window blinds, video door entry control system & a movement or presence detection system for lighting activation/deactivation with the possibility of total control of the house via the internet. DHW production through solar panels. Garage opening system & entrance gate. Integrated home automation system. Automatic irrigation system in gardens throughout the plot (lawn). Audio

- |   |   |  |
|---|---|--|
| 4 soveværelser  | 4 badeværelser  | 224m <sup>2</sup> Byg størrelse                                    |
| 643m <sup>2</sup> Grundstørrelse  | <input checked="" type="checkbox"/> Svømmepøl                     | <input checked="" type="checkbox"/> Air Conditioning               |
| <input checked="" type="checkbox"/> Double Glazing                        | <input checked="" type="checkbox"/> Fireplace                     | <input checked="" type="checkbox"/> Solar Panels                   |
| <input checked="" type="checkbox"/> Fitted Kitchen                        | <input checked="" type="checkbox"/> Utility Room                  | <input checked="" type="checkbox"/> Clinic - Within 5 minute drive |
| <input checked="" type="checkbox"/> Hospital - Within 15 minute drive     | <input checked="" type="checkbox"/> Pharmacy - Walking Distance   | <input checked="" type="checkbox"/> Bank - Walking Distance        |
| <input checked="" type="checkbox"/> Bars & Restaurants - Walking Distance | <input checked="" type="checkbox"/> Beach - Within 5 minute drive | <input checked="" type="checkbox"/> Golf - On the Complex          |
| <input checked="" type="checkbox"/> Bar                                   | <input checked="" type="checkbox"/> Park - Within 5 minute drive  | <input checked="" type="checkbox"/> Shops - Within 5 minute drive  |
| <input checked="" type="checkbox"/> Kitchen Area                          | <input checked="" type="checkbox"/> BBQ                           | <input checked="" type="checkbox"/> Garden - Private               |