



## 4 bedroom Villa for sale in San Pedro Alcantara, Málaga

3,285,000€



Ready to move in!

Modern design villa in a prime location on the beachside in Guadalmina Baja around the corner of Guadalmina Golf and San Pedro de Alcantara.

The villa is being built with use of concrete pre-fabricated elements with integrated rockwool insulation, hence securing A energy efficiency rating



The villa offers a total of 410m<sup>2</sup> net living areas, securing plenty of space for the family including offering a large garage of 93m<sup>2</sup>.



Layout: Entry level comprises the hallway with cloakroom for guests, an open plan living area with floor to ceiling windows and patio doors, a fully fitted kitchen with appliances from NEFF, a guest bedroom en-suite. Upstairs are 2 guest bedrooms en-suite + the master suite, all with access to the terrace. Access from this level to the roof terrace also.

The basement offers a huge 93m<sup>2</sup> garage to easily park 3 cars, a fitness room, entertainment area, utility room, cloakroom.

SPECS include aero-thermal system for air-conditioning hot & cold, under floor heating on ground- & first floor, large format tiling, built-in wardrobes in bedrooms, electric shutters in bedrooms, etc.

Payment form: Reservation €30,000 / Private purchase contract with payment of 30% + VAT / During construction payment of €10,000 each month / Outstanding amount payable upon completion at the public notary.

 4 bedrooms  
 981m<sup>2</sup> Plot size

 6 bathrooms  
 Swimming Pool

 607m<sup>2</sup> Build size