

## Villa for sale in San Pedro de Alcántara, Costa del Sol

**4** Bedrooms | **3** Bathrooms | **213** m<sup>2</sup> Interior | **26** m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes  
€ **1,069** IBI | € **185** Rubish tax



### Property Description

Unique opportunity! Villa in Las Petunias, San Pedro de Alcántara – Just 350 meters from the beach. Discover this charming villa located in one of the most sought-after areas of San Pedro beachside, just a few minutes' walk from the beach and beach bars.

Layout:

Ground floor: Elegant entrance hall, spacious living-dining room with fireplace, fully equipped kitchen with separate pantry, 2 bedrooms and a shared bathroom.

First floor: Master bedroom with dressing room and en-suite bathroom, second bedroom with separate bathroom and access to a large terrace/solarium with open views.

Second floor: Spacious room with wooden ceiling, ideal as a gym, study or office, with access to another private terrace.

Key features:

South-facing: natural light throughout the day, views of the mature garden, private parking, excellent condition. Quiet residential area with good transport links. Built area: 213 m<sup>2</sup>, interior: 187 m<sup>2</sup>, terraces: 26 m<sup>2</sup>

Privileged location:

5 minutes driving to Puerto Banús and San Pedro centre.