



# Villa in San Pedro de Alcantara

LUXURY VILLA ON EXTENSIVE GROUNDS IN VALLE DEL SOL

Beds	6	Built	1.104m <sub>2</sub>	Price:	8.500.000 €
Baths	5	Plot	23.138m <sub>2</sub>	Ref:	408451

- VILLA IN GUADALMINA ALTA
- FLAT PLOT OF 23.138 M2
- INDEPENDENT TWO BEDROOM STAFF APARTMENT
- GYMNASIUM
- MASSAGE ROOM

- SEA AND POOL VIEWS
- LARGE "PERGOLA" AREA WITH POOL BAR
- SOLARIUM
- STEAM BATH
- CINEMA ROOM

Community Fees: 67 €/ - Garbage: 140 €/Year - Local Rates (IBI): 2.552 €/Year

# Villa in San Pedro de Alcántara

The property encompasses almost 24.000 m<sup>2</sup> and is an ideal family home for animal lovers. The house is set on beautifully manicured gardens, and the western part of the property offers land ideal for building stables and riding arena.

An exceptional home, and a rare opportunity to own a luxurious estate in such a central location: approximately 8 kilometres to Puerto Banús marina, 3 kilometres to the beach and San Pedro de Alcántara, and 15kms to Marbella downtown.

Guadalmina is a well-established area famous for its two golf courses that run from the hills down to the beach, two 4-star hotels: Guadalmina and Barceló. A short drive to San Pedro centre where you will find all kinds of shops and services. Nearby are several international schools. Nowadays, the area shares Marbella's cosmopolitan atmosphere, with a large community of Spanish, Scandinavian and British residents who share a passion for golf and beach, and the local Andalusian flavour.

The current owners are great horse lovers. They bought and designed the house to enjoy a luxury home in a tranquil setting as well as an ideal enclave for their horses. The house was completely refurbished to a very high standard in 2016 offering well-proportioned spaces and layout.

The ground floor level opens to a large and elegant entrance hall leading directly into the lounge, to the right is the dining room and to the left is the TV room. To the right of the hall we find stairs down to the basement, and a large kitchen with a central island and lovely views over the extensive garden. There is also a bathroom with a special shower for dogs. On the opposite side there is an office.

On the upper floor are 4 bedroom suites, the main one with a cosy sitting area, dressing room and large bathroom. All of the rooms have terraces. On the top floor there is a solarium furnished and equipped to relax and enjoy beautiful views to the sea.

Basement: there is a spacious hall with storage rooms (one of them for a future wine cellar), laundry and staff apartment with sitting room, two bedrooms, bathroom, kitchen and terrace with direct access to the outside. A further spacious bedroom, games room and a garage that can accommodate up to four cars. On the left hand side we have one of the most exquisite areas of the house: a fabulous spa which has a lovely sitting area, massage room, steam bath, bathroom and gymnasium. All the basement floor has direct access to the garden.

The gardens are spectacular, with a beautiful gazebo and the swimming pool in the centre. There is also an orchard, and many fruit and olive trees throughout the grounds.

The land still offers great potential for the development of a riding arena, stables and more, which would be located in the lower part with various accesses, and away from the villa. In this area there is a large gazebo that can accommodate more than 20 people to watch the horse riding activities.

If you're looking for an estate within close proximity to all kinds of services, be sure to contact us about this property.























