



# Detached Villa for sale in San Pedro de Alcántara, Marbella

**998,000 €**

Reference: R4745740    Bedrooms: 3    Bathrooms: 3    Plot Size: 715m<sup>2</sup>    Build Size: 100m<sup>2</sup>    Terrace: 46m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Exclusive listing Property in Marbella

Beautiful villa located on the 1st line golf in Guadalmina Alta with a special charm due to its privileged location and wonderful light.

715 m2 plot with views to the golf course and with a lot of privacy.

The property does not currently have a pool but the plot has the capacity for a pool to be easily built.

On the plot there is an old house built (146 m2) that needs renovation and in which we can build another floor with the buildability coefficient being 0.35% with which we can build more meters than the existing ones.

The ideal project to renovate a beautiful contemporary house in an emblematic site such as Guadalmina and have wonderful views of the golf, even from the 1st floor if it is built... it would also have views of the sea.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Solarium  
WiFi  
Utility Room  
Barbeque  
Restaurant On Site  
Near Church

### Views

Panoramic  
Garden  
Golf

### Furniture

Fully Furnished

### Security

Entry Phone

### Category

Investment  
Golf

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Garage  
Covered

### Climate Control

Fireplace

### Condition

Renovation Required

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone