



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

**2,400,000 €**

Reference: RS10242   Bedrooms: 5   Bathrooms: 4   Plot Size: 510m<sup>2</sup>   Build Size: 598m<sup>2</sup>   Terrace: 258m<sup>2</sup>





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## Costa del Sol, San Pedro de Alcántara

AVA Villas is an exclusive boutique collection of five brand new detached and semi-detached homes that seamlessly blend luxury with nature. Every home is an example of sustainable living, effectively combining luxurious style with environmentally friendly architecture. Take in the serenity and tranquilly of the lush landscaping that surround each home, creating a personal haven that fosters an emotional connection with nature. The AVA Villas concept is to create a harmonious blend of design, functionality, and sustainability. Your garden is an oasis of calm. It offers a peaceful retreat that includes indigenous planting aligning with our sustainability ethos. The salt-water swimming pool merges a contemporary design with eco-friendliness. Its sleek lines and modern finish offer a refreshing retreat. The rooftop terrace offers a space full of potential, whether as a chill-out zone to unwind or an outdoor kitchen to host gatherings with loved ones. Year-round Mediterranean sunlight floods the interiors through outsize sliding windows, opening to maximise the covetable indoors-outdoors lifestyle for which this area of Southern Spain is famous. The downstairs open-plan design enjoys a spacious, airy ambience, with the lounge area leading into a luxuriously equipped kitchen with dining area. The sleeping quarters are found upstairs, with generous-sized rooms, fitted wardrobes and large-scale windows framing inviting views. The mastersuite windows open onto a private terrace, while the ensuite bathroom is equipped with high-quality fixtures and a walk-in rainfall shower. Shared outdoor spaces promote connection and belonging among residents. Thoughtfully designed for interaction and relaxation, they're complemented by a dedicated children's recreation area, ensuring a safe and engaging space for little ones to play. Moreover, AVA VILLAS provides exclusive tranquil spaces featuring a forest-like garden, a dedicated space for yoga enthusiasts, or a quiet corner for relaxation with a firepit and sitting area. All of this is aimed at providing a feeling of community, all the while preserving the privacy of your personal home retreat.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Domotics  
Close to Golf  
Telephone  
GuestToilet  
LivingRoom  
Fibre optics  
Laundry Room

### Setting

Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Separate Dining Room

### Climate Control

Air Conditioning  
U/F Heating

### Condition

New Construction

### Security

Gated Complex

### Views

Mountain  
Pool  
Garden View

### Furniture

Fully Furnished

### Category

Pets Allowed