

Reference: **DM1345**



**Guadalmina Baja  
San Pedro de Alcantara**

**4.980.000 EUR**

Type	Villa
Bedrooms	6
Bathrooms	6
Plot m <sup>2</sup>	2430.48
Built m <sup>2</sup>	486
Terrace m <sup>2</sup>	181

**Villa for sale in Guadalmina Baja, San Pedro de Alcantara**

- DESIGNED TO PERFECTION
- QUIET AND OLD ESTABLISHED URBANIZATION WITH TWO GOLF COURSES
- WALKING DISTANCE TO THE BEACH
- EXTENSION PROJECT APPROVED FOR THREE FURTHER BEDROOMS SUITES
- TYPICAL ANDALUSIAN INTERIOR COURTYARD AND FLAT GARDENS
- AIR-CONDITIONING AND UNDER FLOOR HEATING
- FURNITURE CAN BE PURCHASE BY SEPARATE NEGOTIATION
- SUMPTUOUS LIVING ROOM AND LAVISH MASTER BEDROOM SUITE
- 17 METRE, 45 SQM. ILLUMINATED POOL WITH OZONE SYSTEM

**Features:**

Air conditioning , Beachside , Central heating , Fully fitted kitchen , Kitchen equipped , Living room , Separate apartment , Storage room , Study room , Water tank

**Property:**

Double doors open up to a typical Andalusian interior courtyard with plants, fountains and inundated in rich colour. The covered terraces surrounding the courtyard are perfect for summer lunches and relaxation. The main residence is accessed from the south side of the courtyard through a reception hall and into a sumptuous living room with extremely high ceilings and doors to the sculpted, flat gardens and pool area. The entire residence is designed to perfection producing an eccentric though tasteful effect. West of the drawing room is a lavish master bedroom suite and to the east a stately office. There is one further bedroom guest suite in this house with direct access to the courtyard. The ultra modern high quality kitchen has Ariston appliances. An iron room and a pantry with pre installation for a bathroom adjoin the kitchen. There is also a single bedroom for the use of the staff. A service patio, that can be closed, leads to the carport for 3 cars and to the gardener's tool room. There are lots of fitted wardrobes, tall windows and mosquito nets throughout. There is also a 17m illuminated swimming pool.

The villa is sold with a project approved to build a 270 m2 extension in three further bedroom suites, that added to the present 480 m2 will be totalling 750 m2. This very special residence will appeal to a person with artistic...

**DM**

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