

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

4 Bedrooms | 4 Bathrooms | 460 m<sup>2</sup> Interior | 331 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 3 IBI | € 139 Rubish tax



### Property Description

This Villa is an exceptional frontline golf villa located in the prestigious Linda Vista area of San Pedro de Alcántara, Marbella.

Set on a generous private plot, the property offers a unique combination of luxury, privacy, and outstanding development potential, just minutes from the beach, international schools, restaurants, and local amenities.

#### Property Highlights:

4 spacious bedrooms

4 modern bathrooms

Approx. 460 m<sup>2</sup> built area

Plot size of approx. 2,322 m<sup>2</sup>

South-facing orientation with open views over Guadalmina Golf Course

Large terraces and outdoor entertainment areas

Heated private saltwater swimming pool

Beautiful landscaped gardens  
Private football pitch  
Fully equipped gym  
Garage with space for up to 3 vehicles  
Features & Amenities  
Underfloor heating in the kitchen and bathrooms  
Triple-glazed security windows  
Smart home automation system controlled via smartphone or tablet  
Advanced security system with cameras and sensors  
Solar energy installation for improved efficiency

Investment Opportunity:

Villa Los Leones offers significant development potential. The large plot provides the possibility to extend the existing residence or subdivide the land into multiple plots for the construction of additional luxury villas, making it an attractive option for both homeowners and investors. Combining elegant living spaces, premium amenities, and a prime location in one of Marbella's most desirable residential areas, Villa Los Leones presents a rare opportunity to own a distinguished property on the Costa del Sol.