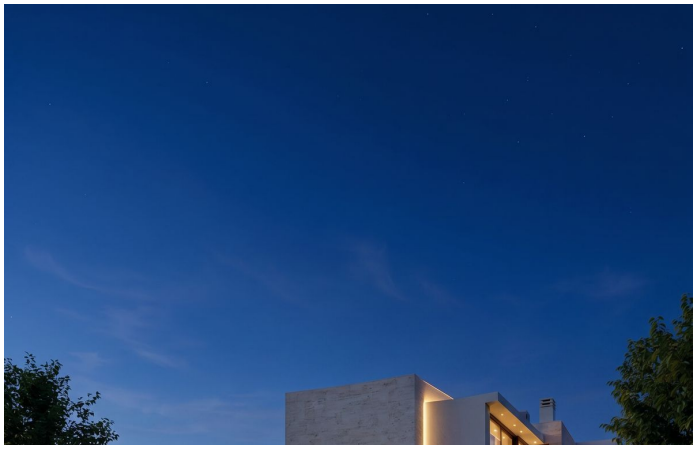
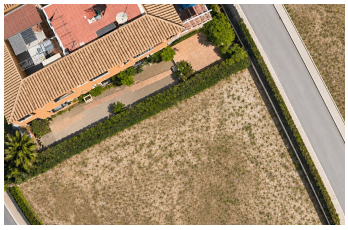
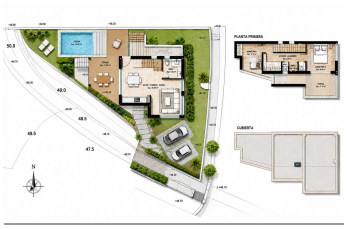
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# Residential Plot in San Pedro de Alcántara

| Bedrooms | Bathrooms | Built | Plot |
|---|---|---|---|
| **0** | **0** | **0m2** | **229m2** |

| | | | |
|---|---|---|---|
| **R5394106** | **Residential Plot** | **San Pedro de Alcántara** | **243.000€** |

URBAN PLOT WITH APPROVED ARCHITECTURAL PROJECT FOR A DETACHED HOME · SAN PEDRO DE ALCÁNTARA · MARBELLA Not everyone wants to live in an apartment. And enjoying the privacy of a detached home in Marbella does not necessarily mean taking on the cost of a large villa. This plot offers exactly that opportunity: to build a private, contemporary and functional home with its own swimming pool, in San Pedro de Alcántara, with an architectural project already designed to make excellent use of the available space. The property is sold with a fully developed Basic and Execution Project, officially approved by the Malaga College of Architects, for a detached single-family home with an intelligent layout that prioritises usable living space, functionality and a seamless connection between indoor and outdoor areas. The project comprises 120.88 m² of total built area, distributed over a basement, ground floor and first floor, together with covered terraces, a private swimming pool, outdoor areas and two private parking spaces. The 48.88 m² basement is designed as a spacious open-plan area with a bathroom and independent exterior access, providing valuable additional and versatile space. On the ground floor, the living room, kitchen and dining area flow together in a contemporary open-plan layout, complemented by a full bathroom and direct access to the covered terrace and swimming pool, creating a natural transition between indoor and outdoor living. The first floor is dedicated to the more private

area of the home, featuring the main bedroom with dressing area and bathroom, as well as a separate home office and covered terrace. The house has been specifically designed around the characteristics of the plot, maximising every square metre and minimising unnecessary circulation areas. The main living spaces are also oriented towards the residential park and the views of the Serranía de Ronda. The location offers convenient access to the centre of San Pedro de Alcántara, with supermarkets, schools, restaurants, shops and everyday services nearby, as well as excellent connections to Puerto Banús, Marbella and the rest of the Costa del Sol. A further advantage is that the buyer does not have to start the architectural process from scratch: the Basic and Execution Project has already been completed and officially approved. An attractive opportunity both as a permanent residence and as an investment: a ?detached ?home ?with ?a ?private pool in ?San ?Pedro de Alcántara, designed to ?maximise the ?available space ?and ?with a significant part ?of ?the ?preliminary ?development ?process ?already ?completed.