

CORTIJO BLANCO, SAN PEDRO DE ALCANTARA



bedrooms **5** bathrooms **5** built **444**
m² terrace **270**
m² plot **836**
m²

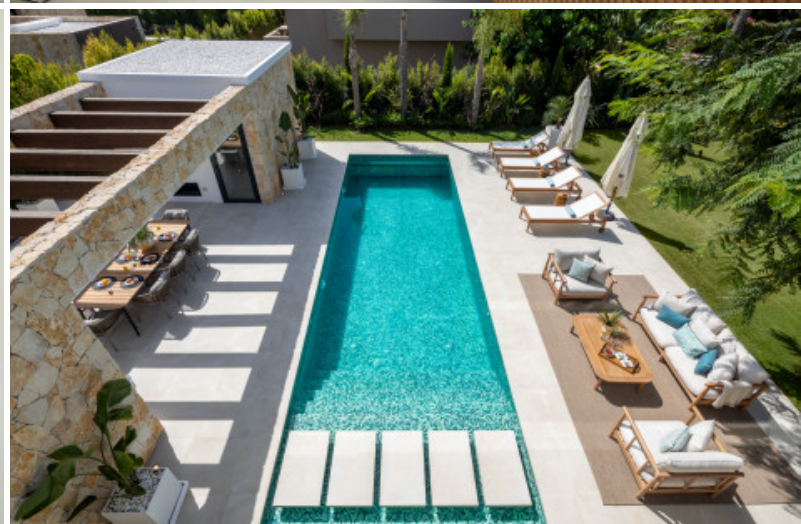
VILLA ALBA - MODERN LIVING BEACHSIDE CORTIJO BLANCO

Villa Alba offers a meticulously designed sanctuary in the sought-after Cortijo Blanco area. This state-of-the-art villa combines comfort and sophistication, providing a lifestyle that blends leisure and accessibility. The prime location ensures proximity to the beach, shops, and schools, enhancing the convenience and exclusivity that define this property.

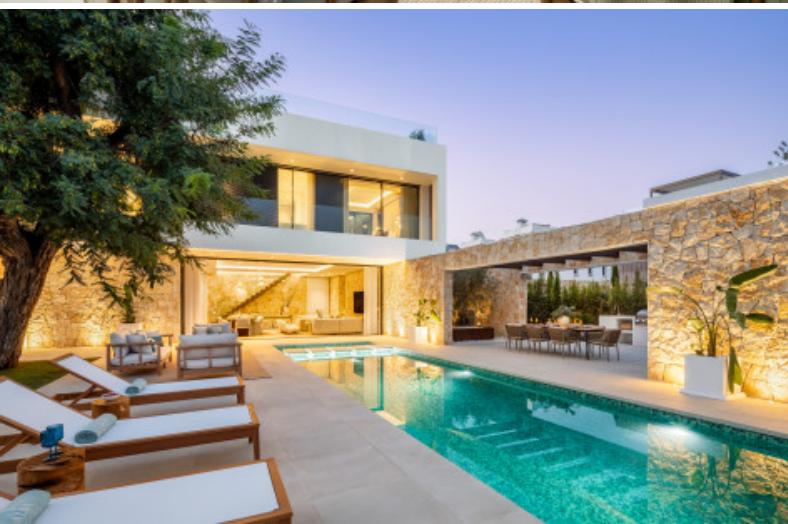
The architectural brilliance of Villa Alba owes much to the acclaimed AMES Arquitectos. This extraordinary villa offers five bedrooms and seven bathrooms, including five en-suites, spread across three floors. Spanning a total build area of 714m², with an interior space of 444m², every aspect of the design prioritizes functionality and aesthetics. The contemporary yet soulful interiors feature large ceramic tile flooring and elegantly ...

community **76 €** garbage **186 €** ibi **3.616 €** for sale **4.400.000 €**
month year year











Cortijo Blanco, San Pedro de Alcantara

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Upon entering the villa, the grand entrance on the ground floor opens into an expansive open-plan living, dining, and kitchen area. This space extends naturally onto the captivating pool area and generous terraces totaling 270m², perfect for those who cherish open-air living. An en-suite bedroom on this level offers privacy for guests or family members. The first floor houses three additional en-suite bedrooms, each accessing their own terraces, presenting personal retreats for relaxation.

The lower level of Villa Alba is designed as a true entertainment hub. It features a second living room, a gym, a cinema, and a robust bar with a fully equipped kitchen. This basement also includes a games area and the fifth en-suite bedroom, blending leisure and living spaces effortlessly.

Villa Alba's outdoor areas are equally impressive. The heated swimming pool with a transparent integrated cover is surrounded by lush terraces. These spaces foster a private haven, ideal for relaxation or hosting ...

Reference	557716	Beds	5	Built m ²	444
Type	Villa	Baths	5	Interior m ²	444
Location	Cortijo Blanco, San Pedro de Alcantara	En-suite Baths	5	Terrace m ²	270
		Guest Toilets	2	Plot m ²	836
		Pax	---		
Pool	Private	Community	76 € / month	Levels	3
Garden	Private	Garbage	186 € / year	Floor	0
Garage	Carport	IBI	3.616 € / year	Orientation	South/West
Parking slots	2	Construct Year	2024	EPC	In Progress

For sale

4.400.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

memorable gatherings. Additionally, the spacious rooftop terrace, complete with a jacuzzi, offers a luxurious escape with views overlooking the pool.

Situated within the Cortijo Blanco Beach urbanization, Villa Alba enjoys a prime location. The peaceful yet vibrant environment is ideal for families and individuals seeking a serene lifestyle with the conveniences of city amenities just a short walk away.

Cortijo Blanco, in the San Pedro de Alcántara area of Marbella, offers residents a balanced lifestyle, seamlessly combining peace and convenience. The neighborhood provides various amenities and attractions, enhancing the living experience.

Cortijo Blanco Beach is renowned for its clean sands and tranquil atmosphere, making it an excellent spot for families and those wanting to avoid the busier beaches closer to Marbella's center. The Real Club Padel Marbella and the Centro Deportivo Municipal cater to sports enthusiasts with top-notch facilities. These venues offer paddle tennis courts, swimming pools, and various fitness classes and programs for all ages.

The dining options in Cortijo Blanco are diverse and high-quality. Nuevo Reino, a well-regarded beachfront restaurant, offers Mediterranean cuisine with a focus on fresh seafood. Alabardero Beach Club provides traditional Spanish dishes and stunning sea views, perfect for a relaxing meal. For breakfast and brunch, Le BOX Marbella offers a trendy atmosphere with both local and international menu options.

Shopping is convenient with the nearby Centro Comercial La Colonia in San Pedro de Alcántara. This shopping center features a variety of stores, including fashion boutiques, grocery stores, and specialty shops, making it easy to meet all shopping needs.

Parents will appreciate the proximity to reputable schools such as Laude San Pedro International College, which follows the British curriculum and caters to a multicultural student body from nursery to sixth form, and Colegio Internacional de Marbella (CIM), a bilingual international school offering both Spanish and British educational programs.

Transportation and connectivity in Cortijo Blanco are excellent. The neighborhood benefits from well-served local bus routes, such as the L79 and L80, connecting residents to neighboring areas including San Pedro de Alcántara, Puerto Banús, and Marbella's town center. Additionally, the area is pedestrian-friendly, featuring multiple paths leading to the beach and other nearby neighborhoods.

For outdoor enthusiasts, Parque de Los Tres Jardines is a large green space nearby that offers different garden styles, playgrounds, and open spaces perfect for leisure and family activities. The sense of community in Cortijo Blanco is strong, characterized by its quiet and friendly atmosphere. The neighborhood is popular among expatriates seeking a peaceful residential area with easy access to both natural and urban amenities. Safety is a priority, with regular patrols ensuring residents' well-being.

The real estate market in Cortijo Blanco is attractive, with a mix of traditional Andalusian-style villas and modern apartments. Many properties include private gardens and pools, ...