



## Townhouse for sale in Guadalmina Alta, Marbella

**745,000 €**

Reference: R5064337 Bedrooms: 4 Bathrooms: 3 Build Size: 210m<sup>2</sup> Terrace: 38m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Located in a quiet gated community with night security, this bright semi-detached house offers 4 bedrooms, 3 bathrooms (one of which is en suite) and a west-facing orientation, ideal for enjoying pleasant sunsets. It is part of a well-maintained community with a communal swimming pool, mature gardens and common areas ideal for families. The property has a built area of 184 m<sup>2</sup>, of which 40 m<sup>2</sup> correspond to terraces and porches, distributed in spacious interior and exterior areas that combine comfort and functionality. Its features include individual air conditioning, underfloor heating in the bathrooms, marble and parquet floors, a fireplace and double glazing. The property also includes a large 25.86 m<sup>2</sup> storage room, as well as an additional 3 underground parking spaces. It offers unobstructed views of the countryside and mountains, an automatic irrigation system, fibre optic internet connection and Wi-Fi, surveillance cameras, and concierge service. The location is excellent, with easy access to schools, shops, restaurants, golf courses and a short distance from the beach. A property in good condition, perfect both as a permanent residence and as an investment for holiday or long-term rentals.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Wood Flooring  
Basement  
Fiber Optic

### Views

Mountain  
Country  
Garden

### Pool

Communal

### Security

Gated Complex

### Orientation

West

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Kitchen

Partially Fitted

### Parking

Private

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Good

### Garden

Communal