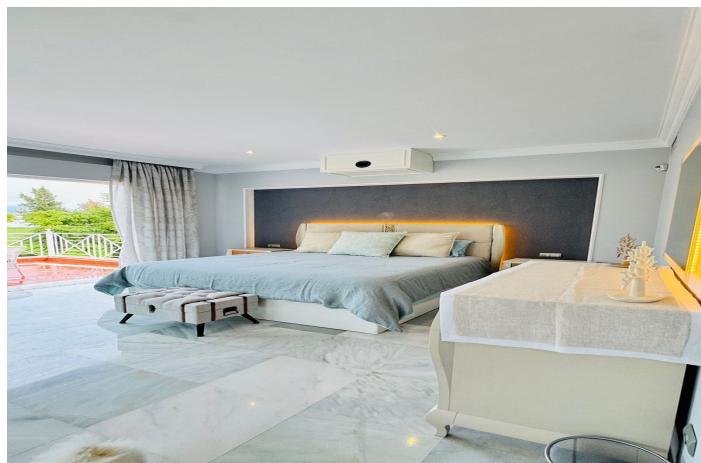




## Detached Villa for sale in Guadalmina Alta, Marbella

**2.800.000 €**

Referenz: R5217901    Schlafzimmer: 5    Badezimmer: 4    Grundstücksgröße: 873m<sup>2</sup>    Garten: 307m<sup>2</sup>    Terrasse: 80m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Villa for sale , Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 873 m<sup>2</sup>. Villa is a spacious and very private frontline golf villa located in the heart of Guadalmina Alta, one of Marbella's most established and sought-after residential areas. The property enjoys a rare combination: first-line golf position with total walking distance to shops, services, international schools and restaurants. Once you arrive, the car becomes optional. Set on a 873 m<sup>2</sup> landscaped plot, the villa offers 307 m<sup>2</sup> built area plus 80 m<sup>2</sup> of terraces, all oriented south-west, ensuring sun throughout the day and beautiful open views over the golf course, garden and private pool. The villa features 5 bedrooms and 4 bathrooms, including a separate service bedroom with en-suite bathroom, ideal for staff or guests. The layout is practical and comfortable, with generous interior spaces and excellent natural light. The fully fitted open-plan kitchen is modern and American-style, with a large central island, connecting seamlessly to the dining and living areas – perfect for everyday living and entertaining. The property is sold fully furnished and includes marble flooring, fitted wardrobes, air conditioning, fireplace, double glazing, electric blinds, Wi-Fi, utility room and private terraces. Outside, the private garden is landscaped for easy maintenance and surrounds the swimming pool, creating a peaceful and discreet outdoor living space directly facing the golf course. Covered and open terraces allow year-round enjoyment. The villa is in very good overall condition, with some cosmetic renovation potential for buyers who wish to personalise. Importantly, major technical upgrades were completed recently, including: • Exterior repainting • Pool machinery replaced • Water pressure system replaced • Motors and technical installations renewed Additional features include security system with alarm, High tech sound system, A/C separate controls in each room recently installed, garage parking for one car, access for people with reduced mobility, and proximity to public transport. Key highlights • Frontline golf position • Total privacy • Walking distance (approx. 50 m) to supermarkets and services • South-west facing with all-day sun • Excellent location for permanent living or investment Ideal for buyers looking for a true lifestyle property: golf at your doorstep, all amenities within walking distance, and a solid, well-maintained villa in one of Marbella's most reliable residential areas.





## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Personalunterkunft  
In der Nähe der Kirche  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Garten  
Pool  
Golf

### Pool

Privater Pool

### Garten

Privater Garten  
Angelegt  
Einfache Wartung

### Versorgungsunternehmen

Strom

### CO2 -Emissionsbewertung

E

### Orientierung

Südwesten

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Frontline Golf

### Möbel

Voll eingerichtet

### Sicherheit

Alarmanlage  
Elektrische Jalousien  
Eingabetelefon  
Sicher

### Kategorie

Golf  
Luxus  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut  
Renovierung erforderlich

### Küche

Voll ausgestattet  
Küchenlehre

### Parken

Garage  
Privat

### Energiebewertung

F