



## Detached Villa for sale in Guadalmina Alta, Marbella

2 800 000 €

ВАННАЯ КОМНАТА:

Ссылка: R5217901 спальни: 5 4

Размер участка: 873м<sup>2</sup> Размер сада: 307м<sup>2</sup> Терраса: 80м<sup>2</sup>





## 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.



## Характеристики:

Функции	Ориентация	Климат -контроль
Покрытая терраса	Юго -запад	Кондиционер
Рядом с транспортом		Камин
Частная терраса		
Хранилище		
Ванная комната		
Мраморные полы		
Двойное остекление		
Приспособленные шкафы		
Wi-Fi		
Утилита		
Штат жилье		
Недалеко от церкви		
Доступ для людей с уменьшенной мобильностью		
<b>Виды</b>	<b>Параметр</b>	<b>Состояние</b>
Сад	Коммерческий район	Хороший
Бассейн	Рядом с гольфом	Требуется реконструкция
Гольф	Рядом с магазинами	
	Рядом с городом	
	Рядом с школами	
	Frontline Golf	
<b>Бассейн</b>	<b>Мебель</b>	<b>Кухня</b>
Частный бассейн	Полностью меблирован	Полностью оснащен
		Кухонный завод
<b>Сад</b>	<b>Безопасность</b>	<b>Стоянка</b>
Частный сад	Система тревоги	Гараж
Ландшафт	Электрические жалюзи	Частный
Легкое обслуживание	Входчик телефона	
	Безопасный	
<b>Коммунальные услуги</b>	<b>Категория</b>	<b>Энергетический рейтинг</b>
Электричество	Гольф	F
	Роскошь	
	Перепродажа	
<b>СО2 Рейтинг выбросов</b>		
E		