

GUADALMINA ALTA

750,000 €

REFERENCE R5179825

Exquisite Frontline Golf Semi-Detached Villa in Guadalmina Alta

4	254 m²	246 m²	59 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an extraordinary opportunity to acquire a prime semi-detached property in the prestigious Guadalmina Alta, a highly sought-after residential enclave in Southern Spain. This exceptional home, presented by Luxury Realty, boasts an unparalleled frontline golf location, offering serene views and direct access to the lush greens. Perfectly situated, it is mere minutes away from the vibrant amenities of San Pedro de Alcántara, the glamorous allure of Marbella, and the exclusive marina of Puerto Banús. This residence is not just a home; it's a gateway to the coveted Mediterranean lifestyle, combining tranquility with ultimate convenience.

Spanning a generous built area of 254.27 m² on a private plot of 246.33 m², this property offers remarkable versatility and value. It masterfully integrates a spacious two-storey main house with a completely independent guest apartment, providing abundant space for family, guests, or even a dedicated rental income stream. The setting is idyllic, characterized by peaceful surroundings and captivating open views of the golf course, inviting a sense of calm and luxury into daily life. Its strategic location ensures effortless access to esteemed international schools, comprehensive shopping facilities, a diverse array of gourmet restaurants, and the sun-kissed beaches of the Costa del Sol, making it an ideal choice for discerning buyers.

The private plot is a haven of outdoor living, thoughtfully designed with two charming patios that enhance the property's appeal. The inviting entrance patio welcomes you with an elegant porch, leading directly to a convenient covered carport with space for two vehicles, ensuring comfort and security upon arrival. This area seamlessly transitions into the main residence, setting a tone of understated luxury from the moment you step foot on the property. The exterior spaces are meticulously maintained, offering both aesthetic beauty and practical functionality for everyday enjoyment.

Upon entering the main floor, you are greeted by a spacious and luminous living-dining room. This central hub of the home is designed for both grand entertaining and cozy family gatherings, featuring a charming fireplace that adds warmth and character, complemented by exquisite marble floors that flow throughout, reflecting natural light beautifully. The semi-open style kitchen is a chef's delight, fully equipped with modern appliances and ample storage, designed for daily use and effortlessly connecting to both the dining area and the entrance patio for easy service. A discreetly placed guest toilet on this floor adds to the overall convenience and thoughtful layout of the main living space.

The indoor living experience extends gracefully outdoors with direct access from the living-dining room to a substantial 40 m² covered terrace. This expansive terrace is an ideal retreat for enjoying the balmy Mediterranean climate, perfect for al-fresco dining, morning coffees, or simply unwinding while taking in the peaceful surroundings. Descending from this terrace, you connect to the verdant front patio—a beautifully landscaped space adorned with abundant vegetation and providing welcoming shaded areas. This front patio boasts not only convenient side access from the street but also offers a private entrance to the independent guest apartment, enhancing its versatility. Furthermore, a secure gate provides direct access to the communal swimming pool, offering residents a refreshing escape just steps from their door.

The upper floor is dedicated to the sleeping quarters, ensuring privacy and comfort. It comprises three generously sized bedrooms, each fitted with practical built-in wardrobes, offering ample storage solutions. The master bedroom is a true sanctuary, featuring a dedicated walk-in closet for ultimate organization, a luxurious en-suite bathroom, and exclusive access to a private 20 m² terrace. This private terrace serves as a personal oasis, offering direct and breathtaking views of the pristine golf course, providing an idyllic setting for relaxation. The two additional bedrooms on this floor are equally comfortable and share a well-appointed full bathroom, complete with a bathtub, catering to the needs of family members or guests.

A distinctive feature of this property is the versatile lower level, which houses an independent guest apartment. Accessible either from the house terrace or via its separate entrance from the front patio, this self-contained unit ensures complete privacy for visitors or extended family members. It encompasses a spacious open-plan area that seamlessly integrates a modern kitchen-dining space with a comfortable living area, one well-proportioned bedroom, a convenient walk-in closet, and a full bathroom. This adaptable space offers endless possibilities: it can serve as a private haven for guests, a dedicated home office,

a fitness studio, a creative workshop, or even an income-generating rental unit, truly adapting to the diverse needs and lifestyle of its new owners.

While the property is currently in good general condition, it presents an outstanding opportunity for personalization and enhancement. A thoughtful renovation would not only significantly uplift its value but also allow for a complete modernization of its spaces, tailoring every detail to reflect your unique style and family's lifestyle. Imagine transforming this already charming residence into a bespoke luxury haven, perfectly aligned with contemporary design trends and personal preferences. This potential for customization positions it as a smart investment in Guadalmina Alta.

Boasting an unbeatable location with proximity to world-class golf courses, pristine beaches, reputable schools, diverse shopping options, and exquisite restaurants, this property represents an unparalleled offering. It is a practical, highly versatile, and exceptionally well-connected option for anyone seeking an elevated quality of life on the sun-drenched Costa del Sol. Presented by Luxury Realty, this semi-detached villa in Guadalmina Alta is more than just a home; it's an invitation to embrace a life of comfort, convenience, and Mediterranean charm. Discover the potential and beauty of this exceptional residence.

Details

Reference	R5179825	Property Type	Villa
Status	Sale	Price	750,000 €
Bedrooms	4	Bathrooms	by request
Build size	254 m²	Plot Size	246 m²
Terrace	59 m²	Parking places	by request

Features

Pool, Private garden, Parking