

GUADALMINA ALTA

1,600,000 €

REFERENCE R5298379

An Unparalleled Opportunity: Expansive Estate with Future Urban Status in Prestigious Guadalmina Alta, Southern Spain

3	2	201 m²	3,000 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Luxury Realty is proud to present an extraordinary investment and lifestyle opportunity in one of the Costa del Sol's most coveted addresses: Guadalmina Alta. Nestled amidst the serene, verdant landscapes of Southern Spain, this magnificent 3,000 m² plot, currently featuring a charming detached villa, offers a rare blend of tranquil privacy and unparalleled development potential. This is more than just a property; it is a gateway to a sophisticated Mediterranean lifestyle and a strategic asset poised for significant future appreciation, meticulously selected for the discerning investor or homeowner seeking exclusivity and enduring value.

The strategic advantage of this offering is underscored by a recent, pivotal decision by the local council. This expansive parcel has been formally included in the new General Urban Development Plan (PGOU), explicitly reclassifying its land use as "URBAN." This reclassification is a game-changer, transforming what was once a rural plot into a highly valuable urban asset. For owners, this means significantly expanded possibilities for construction, renovation, or future subdivision, adhering to urban planning regulations rather than restrictive rural guidelines. This elevation in status not only bolsters the property's intrinsic value but also opens doors to a broader spectrum of architectural and development projects, making it a truly exceptional prospect in a region where such opportunities are increasingly scarce. It represents a secure and forward-thinking investment in the thriving real estate market of the Costa del Sol, promising substantial returns and flexible future planning capabilities.

The existing property on this generous plot is a delightful single-storey villa, thoughtfully designed for comfort and seamless living. Its classic Mediterranean architecture blends effortlessly with the natural surroundings, offering a harmonious retreat. The residence encompasses three generously proportioned bedrooms, each serving as a peaceful sanctuary, alongside two well-appointed bathrooms that combine functionality with understated elegance. A versatile study provides an ideal space for a private home office, a library, or a creative studio, catering to modern professional needs. The separate kitchen is a practical and inviting space, awaiting the personal touch of its new owner to transform it into a gourmet haven. The heart of the home is an expansive, light-filled living and dining area. Large windows invite abundant natural light and offer captivating views of the lush garden, creating an airy and welcoming ambiance. This central living space extends directly onto a delightful, expansive porch, an idyllic setting for al-fresco dining, entertaining guests, or simply unwinding while savouring the region’s legendary year-round sunshine and gentle breezes. The single-storey layout ensures exceptional accessibility and a comfortable, free-flowing living experience.

Beyond the existing villa, the true allure of this estate lies in its unparalleled potential. The sprawling 3,000 m² plot, now designated as urban land, presents an extraordinary canvas for creation. Imagine designing and implementing your ultimate dream estate, perfectly tailored to your desires. The vast expanse offers ample space for the addition of a magnificent infinity pool, harmoniously integrated into a landscape of exquisitely manicured gardens, perhaps featuring indigenous Mediterranean flora and fragrant citrus trees. Consider developing a bespoke outdoor living area, complete with a state-of-the-art kitchen, a chic lounge, and dining pavilions, ideal for grand entertaining or intimate family gatherings. The substantial plot size could also accommodate a private tennis court, a dedicated wellness area, or even a charming guest house, ensuring privacy and comfort for visitors. The possibilities for expansion, modernization, or even a complete redevelopment are virtually limitless, allowing for the creation of a truly bespoke luxury residence that perfectly encapsulates the sophisticated lifestyle of Guadalmina Alta. This extensive plot offers absolute privacy, enveloping residents in a tranquil, natural environment while still providing the convenience of urban connectivity, a rare and highly sought-after combination on the Costa del Sol.

The location of this distinguished property in Guadalmina Alta is undeniably prime. Revered for its peaceful atmosphere and established affluence, Guadalmina Alta is synonymous with upscale living and sporting excellence. It is strategically positioned within moments of some of the Costa del Sol's most prestigious golf courses, including Real Club de Golf Guadalmina, offering enthusiasts world-class facilities right on their doorstep. The area boasts excellent infrastructure, providing easy access to sophisticated business centres and a selection of renowned international schools, making it an ideal choice for families seeking both luxury and convenience. Connectivity is a key advantage; the property offers swift and effortless access to Marbella's glamorous boutiques and vibrant culinary scene, the authentic Spanish charm and amenities of San Pedro de Alcántara, and the world-famous superyacht marina and nightlife of Puerto Banús. Despite this proximity to cosmopolitan hubs, the estate masterfully retains an atmosphere of serene tranquillity and exclusive privacy, allowing residents to enjoy the best of both worlds.

This harmonious balance of accessibility and secluded luxury defines the highly desirable lifestyle that comes with residing in Guadalmina Alta, a jewel in the crown of Southern Spain.

This exceptional property represents far more than a simple real estate acquisition; it is a significant lifestyle investment. Whether you envision it as a magnificent primary residence, a luxurious second home for unforgettable Mediterranean getaways, or a strategic asset for future development, its value proposition is undeniable. The combination of an enviable location in Guadalmina Alta, the substantial 3,000 m² urban-classified plot, and the existing comfortable villa creates a truly unique offering. For discerning buyers who appreciate space, privacy, natural beauty, and the immense upside potential of urban reclassification, this estate stands as a testament to enduring quality and astute investment. Embrace the opportunity to own a piece of paradise in one of the Costa del Sol's most sought-after and exclusive areas. Luxury Realty invites you to discover the profound possibilities that await within this distinguished estate, an address that promises both an exquisite present and a remarkably prosperous future.

Details

Reference	R5298379	Property Type	Villa
Status	Sale	Price	1,600,000 €
Bedrooms	3	Bathrooms	2
Build size	201 m²	Plot Size	3,000 m²
Terrace	–	Parking places	by request

Features

Pool, Private garden, Parking, Investment, Resale