

GUADALMINA ALTA

■■■■■ ■ Guadalmina Alta

2 200 000 €

■■■■■■■■ R5217901

5	4	307 m²	873 m²	80 m²
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Villa for sale , Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency Price just reduced for a quick sale by 200.000€ 5 Bedrooms, 4 Bathrooms, Built 387 m², incl.Terrace 80 m², Garden/Plot 873 m². 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 m² landscaped plot, the villa offers 307 m² built area plus 80 m² 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 to supermarkets and services • South-west facing with all-day sun • Excellent location for permanent living or investment Perfect for a family relocating in this area as a few International Schools are within a few minutes by car or on foot such as Laude, San Jose in Guadalmina baja, Kings College in San Pedro de Alcantara, Atlas American school in Selwo. Ideal for buyers ■looking ■for ■a ■true family ■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.

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