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GUADALMINA ALTA

525 000 €

[redacted] R5483611

[redacted] Guadalmina Alta

2	2	94 m²	24 m²
[redacted]	[redacted]	[redacted]	[redacted]













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Front-Line Golf Apartment with 24 m² Terrace & Garage – Hacienda de Guadalmina Viewings start in 2027 This apartment looks onto the golf course. Not the communal pool, not the car park — the fairways of Real Club de Golf Guadalmina. In a development where most flats face inwards, this is one of the few with an open front. That view is enjoyed from a 23.55 m² west-facing terrace — about a quarter of the home's floor area — with afternoon sun until it sets behind the course. In practice, it is the room you end up living in. Second floor of Edificio Deza, Hacienda de Guadalmina. 94.28 m² built, arranged as two bedrooms (the master with direct access to the terrace) and two bathrooms. Generous living-dining room opening onto the terrace, independent bright kitchen, fitted wardrobes and air conditioning throughout. Recently refurbished and ready to move into. Private garage space in the same building, registered as an annex to the dwelling. Storage room included. Location Guadalmina Alta is one of the few parts of Marbella that lives as well in February as in August: a genuine year-round residential neighbourhood. Real Club de Golf Guadalmina is on the doorstep. San Pedro de Alcántara five minutes away, Puerto Banús ten to fifteen, Málaga Airport about 45 minutes. International schools within the same radius. Registered at the Marbella Land Registry No. 4, free of charges, with documentation in order. Best viewed late afternoon, when the sun hits the terrace and the house explains itself at ■a ■glance. Key ■Features 94 ■m² built 2 ■bedrooms ■| ■2 ■bathrooms West ■orientation Terrace 23.55 ■m² ■+ balcony Garage ■included Fitted ■wardrobes | ■storage ■room 2nd ■floor ■exterior with lift Air ■conditioning Communal ■pool ■and ■gardens Viewing ■highly ■recommended.

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■■■■■■■	2	■■■■■■	2
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