

GUADALMINA BAJA

950 000 €

[redacted] R5502208

[redacted] Guadalmina Baja

2	2	140 m²	50 m²
[redacted]	[redacted]	[redacted]	[redacted]













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A property in need of renovation with excellent potential, located within an exclusive beachfront development in Guadalmina Baja, one of Marbella's most established and sought-after residential areas. Its generous proportions, south-facing terrace and privileged location by the sea provide an excellent opportunity to create a bespoke home. This duplex ground-floor apartment offers approximately 140 m² of built area plus a spacious 50 m² terrace and is distributed over two levels. Although the building itself is set on the second line within the beachfront complex, the property enjoys a pleasant south-facing position and a lateral sea view from the terrace. The main floo features a spacious living and dining area with direct access to the terrace, providing a generous outdoor space with plenty of potential for creating different areas for dining and relaxing while enjoying the Costa del Sol climate. This level also includes a fully equipped kitchen and the principal bedroom with en-suite bathroom. An internal staircase from the kitchen leads to the lower level, where the second bedroom is located. This bedroom also benefits from an en-suite bathroom and an exterior-facing window providing natural light and ventilation. The property requires a comprehensive renovation, but its layout, generous dimensions and large terrace offer considerable scope to redesign and modernise the interiors, creating a contemporary home tailored to the new owner's preferences. The property also includes a parking space and a separate staff/driver's room with its own bathroom, located in another building within the same development. The gated complex offers 24-hour security and direct access to the beach, as well as beautifully maintained communal gardens, a swimming pool and a private residents' restaurant, open during the high season. An excellent opportunity for buyers who value location, space and renovation potential, within an established beachfront development in the highly desirable area of Guadalmina Baja. **Image disclaimer:** Some photographs may have been digitally ■enhanced ■using ■editing ■tools, including ■artificial ■intelligence, ■solely ■to ■improve lighting, ■colour ■and visual ■presentation. ■These enhancements ■are ■not ■intended ■to alter the ■property's ■essential ■features, ■dimensions ■or ■layout.

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