

GUADALMINA ALTA

2 795 000 €

■■■■■ ■ Guadalmina Alta

■■■■■■■■ R5541739

6	419 m²	903 m²
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Elegant, modern villa near the Guadalmina golf course in Marbella. It enjoys an excellent location in Guadalmina Alta, a prestigious and tranquil residential area. Just a 5-minute walk from the attractive Guadalmina Commercial Centre—home to supermarkets, cafés, restaurants, shops, a pharmacy, and more—while the renowned San José de Guadalmina private international school is a 15-minute walk away. The beach and Puerto Banús are both within a 7-minute drive. Villa Verso is the ideal property for embracing Marbella's outdoor lifestyle, offering ample space for family living and entertaining guests. The property incorporates modern technology and high-end amenities, ensuring complete comfort and sustainability. The home's contemporary design—characterised by clean lines, expansive spaces, abundant natural light, and a seamless transition between indoor and outdoor areas—is complemented by touches of traditional Mediterranean architecture, such as the ceramic roof tiles that add warmth and a true sense of home. Situated on a 903 m² plot, Villa Verso features 419 m² of built area spread across two floors, comprising 6 en-suite double bedrooms and 1 guest toilet. MAIN FLOOR: Elevated above the garden, this level is exceptionally bright and offers pleasant views of the surrounding area. It includes an open-plan living area and kitchen that connects to the outdoors through floor-to-ceiling windows; the master suite, complete with a walk-in wardrobe and a bathroom featuring both a shower and a freestanding bathtub; an additional en-suite bedroom with a shower; and a guest toilet. The modern-designed kitchen boasts sleek cabinetry, generous countertops, and a practical central island, making it an inviting space for both daily life and hosting guests. Along the hallway leading to the bedrooms, there are built-in wardrobes that provide ample storage space. LOWER LEVEL: Located at garden level, this floor comprises: 4 additional en-suite bedrooms (all with bathrooms featuring showers); a games room with a pool table; a multi-purpose room (suitable for a gym, home cinema, or an extra bedroom, for example) equipped with built-in wardrobes; and the utility/mechanical room. The layout of the 6 bedrooms makes the property exceptionally versatile—perfect for large families or for those who desire extra rooms for guests, a home office, or private personal space. GARDEN AND POOL AREA One of the property's main highlights is its outdoor space, designed for fully enjoying the Mediterranean lifestyle. A mature garden surrounds the home, offering both privacy and a serene atmosphere. The private swimming pool integrates seamlessly into a spacious sun deck, which includes a pleasant covered area featuring an outdoor kitchen and barbecue. Together, these elements create an expansive space for outdoor living—ideal for family gatherings and socializing with friends. Also at garden level, yet set apart, is a parking area for several vehicles, including a covered carport for one car. TECHNOLOGY AND LUXURY AMENITIES: Villa Verso features: - A modern home automation system for controlling the entire property. - Underfloor heating throughout the house. - Aerothermal system for heating and cooling. - Photovoltaic solar panels. - Automatic garden irrigation system. AN EXCELLENT LOCATION: The location of Villa Verso is another of its greatest assets. Guadalmina Alta is one of the most highly regarded residential areas in Marbella, especially among those seeking tranquility, privacy, and a lush, green environment, all while remaining close to a full range of amenities. The area is closely linked to the prestigious Real Club de Golf Guadalmina—home to the renowned North and South courses—and offers a pleasant residential atmosphere, tree-lined streets, and an architectural landscape defined by detached villas and high-quality properties. Just minutes away lies the Guadalmina Commercial Centre, which offers a wide variety of restaurants, cafés, supermarkets, and other everyday services. Furthermore, its proximity to San Pedro de Alcántara, Puerto Banús, and Marbella provides easy access to beaches, shops, international schools, and an excellent selection of dining and leisure options. Its convenient connection to the main highway also makes traveling throughout the Costa del Sol simple and efficient. IBI (municipal property tax): €2,098 / year. Waste collection tax: €273 / year. Community fees: €54 / month. EXPENSES AND TAXES: The stated sale price does not include the costs and taxes associated with the purchase, which are detailed below (please feel free to contact us for further information): • Property Transfer Tax (ITP) in Andalusia. • ■■Notary fees: see the official fee schedule regulated in Annex I of Royal Decree 1426/1989, of November 17. • Land Registry ■fees: ■see ■the ■official fee ■schedule ■established ■in ■Annex ■I of ■Royal ■Decree 1427/1989, ■of ■November 17. • ■Administrative ■processing ■fees ■(*gestoría*). • Agency fees: ■included ■in ■the ■property's ■sale ■price

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