



## Ground Floor Apartment for sale in Guadalmina Alta, Marbella

545,000 €

Reference: R4950505   Bedrooms: 3   Bathrooms: 2   Build Size: 127m<sup>2</sup>   Terrace: 17m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Located in one of the most sought-after developments in Guadalmina Alta, this magnificent corner flat offers a privileged lifestyle thanks to its Mediterranean design, low density housing and proximity to the Guadalmina Royal Golf Club.

The development comprises only 20 townhouses and 60 apartments, distributed in six elegant buildings, surrounded by extensive landscaped gardens. It also has two outdoor swimming pools, an artificial grass pitch for multiple sports and a large parking area.

Layout and features of the property:

On entering, a spacious reception hall gives way to a large fully equipped kitchen, with breakfast area and separate laundry room.

The bright living-dining room, thanks to its privileged corner location, receives plenty of natural light throughout the day. This space has a cosy fireplace, ideal for the colder months.

From the living room, there is access to the master bedroom, which has an en-suite bathroom with hydro-massage bathtub and separate shower\* as well as direct access to a covered terrace with pleasant views of the communal areas.

The property has two additional bedrooms, which share a complete bathroom. One of them stands out for its attractive bay window type window, which adds a special and luminous touch to the room.

Extras and amenities:

Air conditioning hot/cold

Underfloor heating in bathrooms

Double glazed windows

Garage and storage room included

Lift from the entrance to the garage

An exceptional property in a consolidated and secure urbanisation, ideal both as a permanent residence and as an investment in one of the most sought after areas of the Costa del Sol.



## Features:

### Features

Lift  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### Views

Country  
Garden  
Pool

### Pool

Communal

### Utilities

Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Communal

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Good

### Parking

Private