



## Detached Villa for sale in Guadalmina Alta, Marbella

1,350,000 €

Reference: R4732972 Bedrooms: 5 Bathrooms: 3 Plot Size: 993m<sup>2</sup> Build Size: 252m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

VILLA WITH ATTRACTIVE AND BEAUTIFUL MEDITERRANEAN CHARACTER, DISTRIBUTED ON A COMFORTABLE GROUND FLOOR AND LOCATED ON THE FIRST LINE OF GOLF, OF THE PRETIGIOUS REAL CLUB DE GOLF DE GUADALMINA. Located in a corner, in a cul de sac, located by the 18th Tee of the south . Enjoy a beautiful mature garden, very well maintained, with a multitude of trees and plants. LOCATED, 2 km from San Pedro de Alcántara and 6 km from Puerto Banús. Estepona and Marbella 15 min. Restaurants, Shops, and Leisure Areas just a 10-minute walk away and the beach a 5-minute drive away. Completely surrounded by Golf Courses and just a 3-minute walk from the golf clubhouse. (Golf share optional). Enjoy complete tranquility and privacy. South facing with great light and relaxing views of its excellently maintained mature garden and pool. It has a parking area for 2 cars at the entrance of the house plus a closed garage. In good condition and magnificently built, this property is distributed on a very comfortable single level. With a living room with high ceilings with wooden beams and direct access to the porch, garden and the kidney-shaped pool. The master bedroom en-suite with dressing room and direct access to the garden. A large and very bright kitchen with also high beamed ceilings and a dining area located next to the access to the parking area. The other good size bedrooms share 2 full bathrooms. The home has the option of separating an apartment by a door. From the cozy solarium enjoy relaxing views of the garden, golf courses and mountains. It also features a semi-basement with access from outside the house that could be used as a gym, games room, etc. It has great possibilities to change its distribution. We highly recommend visiting this fantastic property.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Games Room  
Utility Room  
Barbeque  
Courtesy Bus  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf  
Courtyard  
Street

### Pool

Heated  
Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

South  
South East  
South West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Suburban

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Open  
Street  
More Than One



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Solar water heating

Resale