



## Detached Villa for sale in Guadalmina Alta, Marbella

**2.800.000 €**Reference: R5217901   Bedrooms: 5   Bathrooms: 4   Plot Size: 873m<sup>2</sup>   Build Size: 307m<sup>2</sup>   Terrace: 80m<sup>2</sup>



## Costa del Sol, Guadalmina Alta

Villa for sale, Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 873 m<sup>2</sup>. Villa is a spacious and very private frontline golf villa located in the heart of Guadalmina Alta, one of Marbella's most established and sought-after residential areas. The property enjoys a rare combination: first-line golf position with total walking distance to shops, services, international schools and restaurants. Once you arrive, the car becomes optional. Set on a 873 m<sup>2</sup> landscaped plot, the villa offers 307 m<sup>2</sup> built area plus 80 m<sup>2</sup> of terraces, all oriented south-west, ensuring sun throughout the day and beautiful open views over the golf course, garden and private pool. The villa features 5 bedrooms and 4 bathrooms, including a separate service bedroom with en-suite bathroom, ideal for staff or guests. The layout is practical and comfortable, with generous interior spaces and excellent natural light. The fully fitted open-plan kitchen is modern and American-style, with a large central island, connecting seamlessly to the dining and living areas – perfect for everyday living and entertaining. The property is sold fully furnished and includes marble flooring, fitted wardrobes, air conditioning, fireplace, double glazing, electric blinds, Wi-Fi, utility room and private terraces. Outside, the private garden is landscaped for easy maintenance and surrounds the swimming pool, creating a peaceful and discreet outdoor living space directly facing the golf course. Covered and open terraces allow year-round enjoyment. The villa is in very good overall condition, with some cosmetic renovation potential for buyers who wish to personalise. Importantly, major technical upgrades were completed recently, including:

- Exterior repainting
- Pool machinery replaced
- Water pressure system replaced
- Motors and technical installations renewed

Additional features include security system with alarm, High tech sound system, A/C separate controls in each room recently installed, garage parking for one car, access for people with reduced mobility, and proximity to public transport. Key highlights

- Frontline golf position
- Total privacy
- Walking distance (approx. 50 m) to supermarkets and services
- South-west facing with all-day sun
- Excellent location for permanent living or investment

Ideal for buyers looking for a true lifestyle property: golf at your doorstep, all amenities within walking distance, and a solid, well-maintained villa in one of Marbella's most reliable residential areas.



## Features:

**Caratteristiche**

Terrazza coperta

Vicino ai mezzi di trasporto

Terrazza privata

Ripostiglio

Bagno privato

Pavimenti in marmo

Doppio vetro

Armadi a muro

Wifi

Ripostiglio

Alloggio per il personale

Vicino alla chiesa

Accesso per le persone con mobilità ridotta

**Viste**

Giardino

Piscina

Golf

**Piscina**

Privata

**Giardino**

Privato

Paesaggistico

Di facile manutenzione

**Utility**

Elettricità

**Orientamento**

Sud -ovest

**Climate Control**

Aria condizionata

Camino

**Collocamento**

Area commerciale

Vicino al golf

Vicino ai negozi

Vicino alla città

Vicino alle scuole

In prima linea di Golf

**Mobilia**

Completamente arredato

**Condizione**

Buona

Parzialmente ristrutturata

**Cucina**

Completamente arredata

LOUNGE CUSCINE

**Parcheggio**

Garage

Privato

**Sicurezza**

Sistema di allarme

Persiane elettriche

Citofono

Cassaforte

**Categoria**

Golf

Lusso

Rivendita

**Valutazione energetica**

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## Valutazione delle emissioni di CO2

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