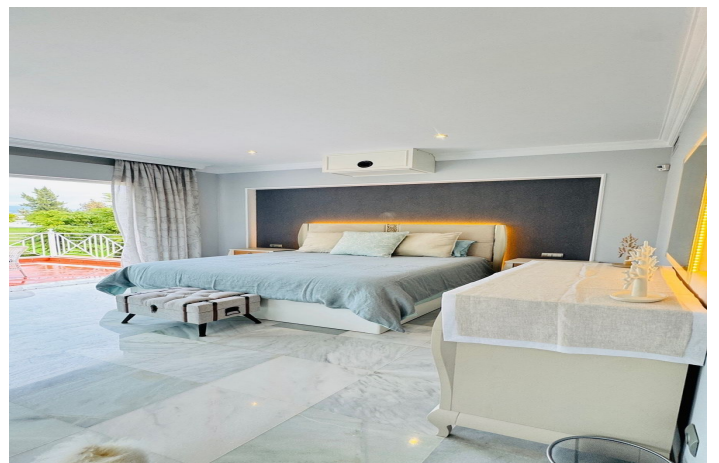




## Detached Villa for sale in Guadalmina Alta, Marbella

**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>





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## 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

### Valutazione delle emissioni di CO2

E

### Orientamento

Sud -ovest

### Collocamento

Area commerciale  
Vicino al golf  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
In prima linea di Golf

### Mobili

Completamente arredato

### Sicurezza

Sistema di allarme  
Persiane elettriche  
Citofono  
Cassaforte

### Categoria

Golf  
Lusso  
Rivendita

### Climate Control

Aria condizionata  
Camino

### Condizione

Buona  
Parzialmente ristrutturata

### Cucina

Completamente arredata  
LOUNGE CUCINE

### Parcheggio

Garage  
Privato

### Valutazione energetica

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