



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

545.000 €

Referentie: R4950505 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 127m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Tillen  
Ensuite badkamer  
Marmeren vloeren  
Inbouwkasten  
WiFi  
Bijkeuken  
Optische vezel

### Uitzicht

Country Bekeken  
Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Voorzieningen

Drinkwater

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Tuin

gemeenschappelijke tuin

### Klimaatbeheersing

Airconditioning  
Open haard  
Vloerverwarming Badkamers

### Huidige Staat

Goede conditie

### Parkeergelegenheid

private Parking