



## Detached Villa for sale in Guadalmina Alta, Marbella

1.385.000 €

Referentie: R4732972 Slaapkamers: 5 Badkamers: 3 Plotgrootte: 993m<sup>2</sup> Perceelgrootte: 252m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
WiFi  
Speelzaal  
Bijkeuken  
Barbecue  
Hotelbusje  
Buurt van een kerk  
Kelder  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Mountain Bekeken  
Weids  
Country Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken  
binnenplaats Bekeken  
street Views

### Zwembad

verwarmd zwembad  
private Pool

### Tuin

private Garden  
Makkelijk te onderhouden tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon  
Gas

### Zonorientatie

zuiden  
Zuidoost Zonoriëntatie  
South West Orientation

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns golf  
Voorstad  
Meubilering  
optioneel Furniture

### Beveiliging

Omheind complex  
Alarmsysteem  
Kluis

### Categorie

Vakantiehuis  
Investerings  
Golf  
Luxe

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard

### Huidige Staat

Goede conditie  
Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats  
Open Parkeergelegenheid  
parkeren op straat  
More Than One



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Zonne-energie water verwarming

Bestaande bouw