



Detached Villa for sale in Guadalmina Alta, Marbella

2 800 000 €

West

Référence: R5217901 Chambres: 5 Bain: 4 Terrain: 873m² Construite: 307m² Terrasse: 80m²







Costa del Sol, Guadalmina Alta

Villa for sale, Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m², Terrace 80 m², Garden/Plot 873 m². 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 m² landscaped plot, the villa offers 307 m² built area plus 80 m² 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.

Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud-ouest	Climatisation
Près du transport		Cheminée
Terrasse privée		
Salle de stockage		
Salle de bain attenante		
Sol en marbre		
Double vitrage		
Armoires ajustées		
Wifi		
Buanderie		
Hébergement du personnel		
Près de l'église		
Accès aux personnes à mobilité réduite		
Vues	Paramètre	Condition
Jardin	Zone commerciale	Bien
Piscine	Près du golf	Rénovation requise
Golf	Proche des magasins	
	Près de la ville	
	Près des écoles	
	Golf de première ligne	
Piscine	Meubles	Cuisine
Private	Entièrement meublé	Entièrement équipé
Jardin	Sécurité	Parking
Private	Système d'alarme	Garage
Aménagé	Stores électriques	Private
Entretien facile	Téléphone d'entrée	
	Safe	
Services publics	Catégorie	Cote d'énergie
Électricité	Golf	F
	Luxe	
	Revente	
Cote d'émission de CO2		
E		