



## Semi-Detached House for sale in Guadalmina Baja, Marbella West

Référence: R5291851 Chambres: 3 Bain: 2 Terrain: 266m<sup>2</sup> Construite: 187m<sup>2</sup> Terrasse: 38m<sup>2</sup>

695 000 €







## Costa del Sol, Guadalmina Alta

This bright and beautiful townhouse represents an excellent opportunity to live frontline to a prestigious golf course, while enjoying open views to the backdrop of La Concha mountain. Within the select development of El Palmeral de Guadalmina this really charming 3-bedroom townhouse is located in the heart of Guadalmina Alta. Opening out to the Guadalmina North Golf course with open views on to the golf course, the property enjoys an enviable location within the exclusive neighbourhood of Guadalmina, west of Marbella. Offering beach, golf, beachfront restaurants, shops and amenities, this beautiful area has long been considered one of the best neighbourhoods along the Coast.

This townhouse has over 180m<sup>2</sup> of light, bright living space including 48m<sup>2</sup> of terraces. The light L-shaped lounge, with fireplace, extends to a private terrace and enjoys full views of the golf course and mountain backdrop. The fully-fitted kitchen is also very spacious. The ground floor also features a guest bathroom, and from this floor you step out onto the large terrace and private garden that is adjacent to the communal pool.

This property is built over 3 floors, including a basement that is currently used as a storage space, but which could be converted to an extra bedroom, home gym or studio.

On the first floor you will find all 3 bedrooms, featuring clean, understated interior design. The Master bedroom includes a stylish bathroom en-suite and fitted wardrobes. Complete with a private terrace, this townhouse enjoys wonderful views overlooking the golf course & La Concha mountain. The 2 guest bedrooms share a bathroom.

The exclusive area of Guadalmina borders the beach, and golf course, as well as having a good commercial centre with individual décor stores, boutiques, restaurants, cafés and a host of amenities. Great restaurants in Guadalmina include El Asador, Mai Fusion, El Pescador, Koh Thai, while the large decor emporium La Fabrica de Hielo is a treasure trove of unique items for the home.

This property is located next to San Pedro de Alcantara to the west is Guadalmina, the long-established preferred holiday home destination of Spanish high society. Gradually developing with old-school style since the 1930s, classic villas in large, private gardens now live comfortably alongside village-style developments, striking modern villas and attractive townhouses. Close to the beach, golf, sports facilities, the long seafront promenade of San Pedro and a short drive to the white village of Benahavis, this area is enduringly popular, and this property must be viewed.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Est	Climatisation
Terrasse privée		A / C chaud
Télévision par satellite		
Salle de bain attenante		
Double vitrage		
Réception 24 heures		
Armoires ajustées		
Domotique		
Fibre optique		
Vues	Paramètre	Piscine
Montagne	Près du golf	Communautaire
Piscine	Urbanisation	
Golf	Près des écoles	
	Golf de première ligne	
Meubles	Cuisine	Jardin
Partie fournie	Entièrement équipé	Communautaire
		Aménagé
		Entretien facile
Sécurité	Parking	Services publics
Complexe fermé	Private	Électricité
Téléphone d'entrée	Ouvrir	Eau potable
		Téléphone
Catégorie		
Investissement		
Golf		
Revente		