



Middle Floor Apartment in Guadalmina Alta

Bedrooms **2** Bathrooms **2** Built **103m2** Terrace **22m2**

R5164198

**Middle Floor
Apartment**

Guadalmina Alta

424.500€

4TH FLOOR APARTMENT WITH OPEN GOLF VIEWS Opportunity Guadalmina Alta - Marbella – Luxury Apartment with First Occupancy License on the Front Line of Golf Enjoy the peace and lifestyle offered by one of Marbella's most exclusive areas. This magnificent apartment is located within the prestigious Guadalcantera Golf urbanization, featuring 24-hour security, beautiful landscaped gardens, several swimming pools and a gym. Situated on the 4th floor, the property stands out for its brightness, spacious layout and open views over the golf course. It offers 145 m² built, distributed in 2 large bedrooms (the master with en-suite bathroom), 2 full bathrooms, and a generous living-dining room with direct access to a covered west-facing terrace — perfect for enjoying the afternoon sun and Marbella's wonderful climate all year round. The independent kitchen is fully equipped and includes a separate utility/laundry area. Underground parking space and storage room are also included. ? Main features: Hot & cold air conditioning, fitted wardrobes, lift. LPO (First Occupancy License) available. Gated community with 24-hour security, gardens, gym and several swimming pools. Prime location: Just a few minutes from the centre of San Pedro de Alcántara, schools, supermarkets, restaurants and services, and less than 5 minutes' drive from the beach and Puerto Banús. Ideal for families seeking quality of life or investors looking for a secure, high-value property. The presence of the First Occupancy License (LPO) makes

mortgage financing straightforward and ensures full legal compliance. Don't miss the opportunity to live or invest in an exclusive environment surrounded by nature, golf and all the amenities Marbella has to offer. Book your visit today and discover your new home in Guadalmina Alta!

Covered Terrace
Gym
Near Transport
Utility Room

Covered Terrace
Lift
Private Terrace

Fitted Wardrobes
Marble Flooring
Storage Room