



## House in Guadalmina Alta

|                 |          |              |          |                        |              |                   |              |
|-----------------|----------|--------------|----------|------------------------|--------------|-------------------|--------------|
| Bedrooms        | <b>5</b> | Bathrooms    | <b>4</b> | Built                  | <b>307m2</b> | Plot              | <b>873m2</b> |
| <b>R5217901</b> |          | <b>House</b> |          | <b>Guadalmina Alta</b> |              | <b>2.800.000€</b> |              |

Villa for sale , Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 873 m<sup>2</sup>. 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 m<sup>2</sup> landscaped plot, the villa offers 307 m<sup>2</sup> built area plus 80 m<sup>2</sup> 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.

Access for people with reduced mobility  
Double Glazing  
Marble Flooring  
Private Terrace  
Utility Room

Access for people with reduced mobility  
Ensuite Bathroom  
Near Church  
Staff Accommodation  
WiFi

Covered Terrace  
Fitted Wardrobes  
Near Transport  
Storage Room