



House in Guadalmina Alta

Bedrooms	5	Bathrooms	4	Built	418m2	Plot	551m2
R5332918		House		Guadalmina Alta		1.450.000€	

Immaculate Villa in the Prestigious Villas y Golf Urbanization — Guadalmina Alta We are delighted to present this exceptional family villa located in one of Marbella's most desirable and secure residential communities: Villas y Golf in Guadalmina Alta. Set within a gated community, the property has been meticulously maintained and is in impeccable condition, ready for its new owners to move in and enjoy immediately. The villa offers a total built area of 418 m² on a 551 m² plot, providing generous living spaces designed for comfort and family living. The property features 5 spacious bedrooms, 4 full bathrooms, and an additional guest toilet, making it ideal for both family life and entertaining. Designed with comfort and efficiency in mind, the home is equipped with high-quality solar panels and a modern diesel heating system, ensuring year-round comfort while improving energy efficiency. Additional features include a large private garage for two cars located in the basement, beautifully landscaped private gardens, and spacious terraces perfect for enjoying outdoor Mediterranean living. About Villas y Golf The exclusive Villas y Golf community offers residents privacy, security, and an excellent lifestyle, with 24-hour security and beautifully maintained communal areas. Facilities include a large swimming pool, landscaped gardens, a children's playground, and a private football pitch, creating a welcoming and family-friendly environment with an international community. Community Fees: €361 per month Annual Taxes: IBI (Property Tax): €2,595 per year Basura (Refuse Collection): €184 per year Heating

System: Powered by a diesel boiler, newly installed in December 2025 Average seasonal consumption: approximately 1,500 litres Energy & Efficiency: Solar water heating system with roof-mounted panels (replaced one year ago) Upgraded with a brand-new system pump High-quality Italian Finstral windows installed throughout Utilities: Connected to mains gas supply Situated in the heart of Guadalmina Alta, San Pedro de Alcántara, the villa is surrounded by renowned golf courses and is just 5 minutes from the beach, international schools, restaurants, and all essential services, as well as the vibrant lifestyle of Marbella.

Basement
Fitted Wardrobes
Private Terrace

Basement
Marble Flooring
Storage Room

Covered Terrace
Near Transport
WiFi