ALL IN real estates








House in Guaro

Bedrooms	4	Bathrooms	4	Built	209m2	Plot	17832m2
R5394178		**House**		**Guaro**		**1.675.000€**	

Luxury Country House 30 Minutes to Marbella . Recently refurbished to an exceptional standard . Underfloor heating throughout . Stunning far-reaching mountain views . Private and secluded setting . Independent guest casita . Separate wooden storage shed . Walking distance to the village . Main house: 161m² . Guest accommodation: 48m² . Mature grapevines and subtropical gardens . Registered Private Well . Concrete Access Luxury Country House with Guest Casita & Panoramic Views | 30 Minutes from Marbella | Guaro, Costa del Sol Easy Access to Marbella Property Description Nestled in the hills above Guaro, this exceptional country property enjoys a truly unique location, offering complete privacy and tranquillity while remaining within walking distance of the village. Surrounded by beautifully maintained gardens with mature grapevines and subtropical planting, the property combines authentic Andalusian charm with modern luxury. Despite its peaceful countryside setting, the property is just a 30-minute drive from Marbella, allowing you to enjoy the tranquillity of rural Andalucía while remaining within easy reach of one of Europe's most prestigious destinations. Recently upgraded to an exceptionally high standard, the home benefits from underfloor heating throughout, new electrical installations, stylish outdoor lighting, high-quality ceramic flooring and new windows, while carefully preserving its authentic Andalusian character. Upon arrival, you are immediately struck by the peaceful atmosphere and breathtaking panoramic views. Beautiful double-arched doors open into the newly renovated

kitchen, featuring granite worktops and integrated Bosch appliances. To the right, the inviting living room boasts a feature fireplace and contemporary LED lighting, creating a warm and welcoming space for cosy winter evenings. Double patio doors lead directly onto the covered terrace, where the spectacular mountain vistas can be enjoyed throughout the year. The ground floor offers two spacious bedrooms. The first, currently used as a guest suite, features an en-suite bathroom fitted with premium Noken Porcelanosa fixtures and direct access to the pool area via patio doors. The second bedroom is located adjacent to the beautifully upgraded family bathroom. A staircase from the kitchen leads to the upper floor, where a further bedroom serves as a magnificent principal suite. This room enjoys access to a private elevated terrace, the perfect spot for morning coffee while taking in the stunning views towards the Sierra de las Nieves. Positioned separately from the main residence, the guest casita has been renovated to the same exacting standards as the main house. Offering independent accommodation with its own private terrace, it provides ideal space for visiting family and friends, or presents excellent potential for holiday rentals or multi-generational living. The grounds also include a wooden storage shed, water deposit and additional storage room. Outdoor Space The plot is mainly sloping and has been thoughtfully landscaped with mature planting, creating a beautiful natural setting that enhances the sense of privacy and seclusion. Mature grapevines and subtropical gardens complement the peaceful surroundings, while the swimming pool and generous terraces make the most of the magnificent far-reaching mountain views. Location One of the property’s greatest assets is its exceptional location. While enjoying complete peace and privacy in the beautiful Andalusian countryside, the property is only 30 minutes from Marbella, one of Europe’s most renowned luxury destinations. Marbella is internationally celebrated for its golden beaches, exclusive golf courses, Michelin-starred restaurants, luxury marinas, designer shopping, five-star resorts and vibrant year-round lifestyle, attracting visitors and residents from around the world. This unique property allows you to experience authentic Andalusian village life and spectacular natural surroundings while remaining within easy reach of the cosmopolitan lifestyle, international schools, excellent healthcare, and world-class leisure facilities that have made the Marbella area one of Spain’s most sought-after locations. The charming village of Guaro is within walking distance, offering local restaurants, cafés and traditional Andalusian character, while the Costa del Sol’s finest amenities are just a short drive away. Views Magnificent far-reaching mountain views across the surrounding countryside and towards the Sierra de las Nieves. Access Excellent access via a fully concrete road. Please note that the final approach is steep. The Listing Agent, acting on its own behalf and on behalf of the Vendor, gives notice that: The information provided is for general guidance only and does not constitute an offer, contract or contractual representation. While every effort is made to ensure accuracy, information may contain errors or omissions and may be changed or withdrawn without notice. Prospective purchasers should independently verify all information, measurements, boundaries, condition, services, permits and legal status through their own inspections, searches, surveys and legal advisers. The Agent and Vendor accept no responsibility for statements or information provided, and no representation or warranty is given regarding the property's condition, installations, appliances or services. Photographs are for illustrative purposes only, are the exclusive property of this agency, and may not show all areas of the property. Measurements and distances are approximate and based on available documentation. References to alterations, extensions or permitted uses do not confirm that all necessary licences or permissions have been obtained. All purchase-related taxes and costs are payable by the purchaser and are not ?included ?in ?the ?sale ?price. These may ?include ?VAT or ITP, AJD, Notary, ?Land Registry ?and legal ?fees, ?as applicable. Estate agency fees ?are ?included ?in ?the ?advertised ?sale ?price.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Guest Apartment	Private Terrace	Storage Room