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House in Guadalmina Alta

Bedrooms	**5**	Bathrooms	**4**	Built	**307m2**	Plot	**873m2**

R5217901	**House**	**Guadalmina Alta**	**2.200.000€**

Villa for sale , Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency Price just reduced for a quick sale by 200.000€ 5 Bedrooms, 4 Bathrooms, Built 387 m², incl.Terrace 80 m², Garden/Plot 873 m². 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 m² landscaped plot, the villa offers 307 m² built area plus 80 m² 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 to supermarkets and services • South-west facing with all-day sun • Excellent location for permanent living or investment Perfect for a family relocating in this area as a few International Schools are within a few minutes by car or on foot such as Laude, San Jose in Guadalmina baja, Kings College in San Pedro de Alcantara, Atlas American school in Selwo. Ideal for buyers ?looking ?for ?a ?true ?family 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	Access for people with reduced mobility	Barbeque
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Marble Flooring
Near Church	Near Transport	Private Terrace
Satellite TV	Staff Accommodation	Storage Room
Utility Room	WiFi	