

## Duplex for sale in Guadalcantara Golf, Guadalmina Alta

798,000 €

Reference: R4885627 Bedrooms: 3 Bathrooms: 3 Plot Size: 239m<sup>2</sup> Build Size: 191m<sup>2</sup>



## Costa del Sol, Guadalmina Alta

This magnificent duplex property, located in the exclusive and privileged area of Guadalmina Alta, Marbella, is the perfect choice for those seeking an exceptional quality of life in a unique and secure environment.

With a built area of 239.55 m<sup>2</sup>, including a spacious glass-enclosed terrace with a pergola, this home offers three generous en-suite bedrooms, ensuring privacy and comfort for every family member, plus a convenient guest half-bath.

The property includes two parking spaces and two storage rooms, providing practical spaces that maximize every corner of this home.

Set within the Guadalcantera Golf Residential Complex, this residence is surrounded by lush green areas, creating a peaceful and natural environment.

The community offers a full gym, security on the complex for residents peace of mind, and three spacious pools, one designed especially for children, providing enjoyment for the entire family.

This prime location grants easy access to all necessary amenities, making this property not only functional but also aspirational in one of Marbella's most sought-after areas.

Each space in this home invites you to enjoy an exclusive and personal atmosphere where every family member can find their ideal place. Its location in Guadalmina Alta provides the perfect combination of accessibility, privacy, and a unique quality of life in a safe and distinguished environment.

Call now to schedule a visit.

The Abbreviated Information Document is at your disposal.

Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.

## Features:

### Features

Covered Terrace

Lift

Solarium

Wood Flooring

Access for people with reduced mobility

### Pool

Communal

### Energy Rating

D

### Climate Control

Central Heating

### Furniture

Not Furnished

### CO2 Emission Rating

D

### Condition

Good

### Security

Alarm System