



## Middle Floor Apartment for sale in Guadalcantara Golf, Guadalmina Alta

436,500 €

Reference: R5251183 Bedrooms: 2 Bathrooms: 2 Build Size: 103m<sup>2</sup> Terrace: 22m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Unique Opportunity – Frontline Golf Apartment for sale in Guadalcántara Golf, Guadalmina Alta 4th Floor - Panoramic Golf Views - Prime Location This exceptional and bright apartment is located in the prestigious Guadalcántara Golf urbanisation, set on the frontline of the golf course and enjoying completely open, panoramic views over the Real Club de Golf de Guadalmina. Positioned on the 4th floor, the property offers a rare combination of height, uninterrupted views, and excellent overall condition—making it truly one of a kind in the area. The apartment holds a First Occupancy Licence (LPO), providing full legal security and making it ideal for mortgage financing as well as a strong investment opportunity.

Property Features 2 bedrooms & 2 bathrooms, including a master bedroom with en-suite bathroom and direct access to the terrace Spacious living-dining area with direct access to a generous covered terrace Fully equipped kitchen with separate laundry room West-facing orientation, perfect for enjoying afternoon sun and beautiful sunsets Extras Included Hot & cold air conditioning Built-in wardrobes Underground parking space Private storage room Community & Lifestyle Situated within a gated development offering 24-hour security, the complex features beautifully maintained gardens, several swimming pools, and a fully equipped gym, ensuring comfort, privacy, and quality of life. Prime Location All amenities are within easy walking distance, including the centre of San Pedro de Alcántara, health centre, shops, schools, and everyday services. The vibrant marina, boutiques, and restaurants of Puerto Banús are just a 10-minute drive away. This is a rare opportunity to acquire a high-quality frontline golf apartment in one of Guadalmina Alta's most sought-after developments—perfect as a permanent residence, holiday home, or high-yield rental investment. Early viewing is highly recommended.



## Features:

| Features         | Orientation      | Climate Control  |
|------------------|------------------|------------------|
| Covered Terrace  | West             | Air Conditioning |
| Lift             |                  |                  |
| Near Transport   |                  |                  |
| Private Terrace  |                  |                  |
| Storage Room     |                  |                  |
| Marble Flooring  |                  |                  |
| Fitted Wardrobes |                  |                  |
| Gym              |                  |                  |
| Utility Room     |                  |                  |
| Views            | Setting          | Condition        |
| Mountain         | Close To Golf    | Good             |
| Panoramic        | Urbanisation     | Excellent        |
| Garden           | Close To Shops   |                  |
| Pool             | Frontline Golf   |                  |
| Golf             |                  |                  |
| Pool             | Furniture        | Kitchen          |
| Communal         | Not Furnished    | Fully Fitted     |
| Children's Pool  |                  |                  |
| Garden           | Security         | Parking          |
| Communal         | Gated Complex    | Underground      |
|                  | 24 Hour Security | Garage           |
|                  |                  | Private          |
| Utilities        | Category         |                  |
| Electricity      | Investment       |                  |
| Drinkable Water  | Golf             |                  |