



## Frakoblet villa til salg i Guadalmina Alta, Marbella West

**2.800.000 €**

Reference: R5217901 Soveværelser: 5 Badeværelser: 4 Grundstørrelse: 873m<sup>2</sup> Byg Størrelse: 307m<sup>2</sup> Terrasse: 80m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Villa for sale, Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 873 m<sup>2</sup>. 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 m<sup>2</sup> landscaped plot, the villa offers 307 m<sup>2</sup> built area plus 80 m<sup>2</sup> 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 (approx. 50 m) to supermarkets and services
- South-west facing with all-day sun
- Excellent location for permanent living or investment

Ideal for buyers looking for a true 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.



## Funktioner:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klimakontrol</b>
Dækket terrasse	Sydvest	Aircondition
I nærheden af transport		Ildsted
Privat terrasse		
Opbevaringsrum		
Ensuite badeværelse		
Marmorgulve		
Dobbeltvindue		
Monterede garderobeskabe		
Wifi		
Værktøjsrum		
Personale indkvartering		
I nærheden af kirken		
Adgang for mennesker med reduceret mobilitet		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Have	Kommercielt område	God
Pool	Tæt på golf	Renovering krævet
Golf	Tæt på butikker	
	Tæt på byen	
	Tæt på skoler	
	Frontline Golf	
<b>Pool</b>	<b>Møbel</b>	<b>Køkken</b>
Privat	Fuldt møbleret	Fuldt monteret
<b>Have</b>	<b>Sikkerhed</b>	<b>Køkken</b>
Privat	Alarmsystem	Kitchen-lounge
Anlæg	Elektriske persiennner	
Nem vedligeholdelse	Indgangstelefon	
	Sikker	
<b>Hjælpeprogrammer</b>	<b>Kategori</b>	<b>Energi rating</b>
Elektricitet	Golf	F
	Luksus	
	Videresalg	
<b>CO2 -emissionsklassificering</b>		
E		