



# Отличная вилла для продажи в Guadalmina Alta, Марбелья Вест

2 500 000 €

Ссылка: R5217901 спальни: 5 ванная комната: 4 Размер участка: 873m<sup>2</sup> Размер сборки: 307m<sup>2</sup>  
terraça: 80m<sup>2</sup>





## Коста дель Соль, Гуадальмина-Альта

Villa for sale , Frontline golf, Guadalmina Alta, Marbella

Exclusive listing to our agency

Price just reduced for a quick sale by 300.000€

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

Perfect for a family relocating in this area as a few International Schools are within a few minutes by car : San Jose in Guadalmina baja, Kings College in San Pedro de Alcantara, Atlas American school in Selwo.

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.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Wi-Fi  
Утилиты  
Штат жильё  
Недалеко от церкви  
Доступ для людей с  
уменьшенной мобильностью

### Виды

Сад  
Бассейн  
Гольф

### Бассейн

Частный

### Сад

Частный  
Ландшафт  
Легкое обслуживание

### Коммунальные услуги

Электричество

### CO2 Рейтинг выбросов

E

### Ориентация

Юго -запад

### Параметр

Коммерческий район  
Рядом с гольфом  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Frontline Golf

### Мебель

Полностью меблирован

### Безопасность

Система тревоги  
Электрические жалюзи  
Входчик телефона  
Безопасный

### Категория

Гольф  
Роскошь  
Перепродажа

### Климат -контроль

Кондиционер  
Камин

### Состояние

Хороший  
Требуется реконструкция

### Кухня

Полностью оснащен  
Кухонный завод

### Стоянка

Гараж  
Частный

### Энергетический рейтинг

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