



## Detached Villa til salg i Guadalmina Alta, Marbella

2.750.000 €

Reference: R4160464    Soveværelser: 5    Badeværelser: 4    Grundstørrelse: 938m<sup>2</sup>    Byg Størrelse: 625m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Front line golf villa for sale in Guadalmina Alta !!

Modern villa, new build completed in 2019, located in a quiet area, on the first line of Guadalmina Golf with panoramic view to the golf.

A few metres away we have the Club House of Real Club de Golf Guadalmina and a large shopping centre with Supermarket, restaurants, bars, etc.

On the ground floor we have a magnificent entrance with a door of five metres high, a large open kitchen open to the living room with access to the back garden, living room, 3 bedrooms, 2 bathrooms and a terrace with covered and other open parts that create different ambiences.

On the upper floor we find a large master bedroom with its bathroom and dressing room, terrace and another large terrace with pergola, in which it could be extended to make another room. From the first floor you got beautiful golf view.

In the basement we have a bedroom with its bathroom, the garage for three to four cars, a laundry room, machine room, storage room and a large diaphanous room with window in which you can create a leisure area according to the needs of the client.

The garden is completely flat, has automatic irrigation system, exterior lights and a pool.

The house has air conditioning, underfloor heating, private pool, mountain view.

This modern villa is a great investment property for rental income and also because the 625 m2 with possibility to extend for another large bedroom with bathroom.



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Wifi  
Gymnastiksal  
Spillelokale  
Værktøjsrum  
Domotics  
Personale indkvartering  
Kælder  
Fiberoptik

### Synspunkter

Bjerg  
Have  
Pool  
Golf

### Pool

Privat

### Have

Privat  
Anlæg  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand

### Orientering

Øst  
Vest

### Indstilling

Kommercielt område  
Tæt på golf  
Urbanisering  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Frontline Golf

### Møbel

Valgfri

### Sikkerhed

24 timers sikkerhed  
Alarmsystem  
Elektriske persienner  
Indgangstelefon  
Sikker

### Kategori

Investering  
Golf  
Luksus  
Videresalg  
Moderne

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
U/f opvarmning  
U/f/h badeværelser

### Tilstand

Fremragende

### Køkken

Fuldt monteret  
Kitchen-lounge

### Parkering

Underjordisk  
Garage  
Privat