



## Detached Villa for sale in Guadalmina Alta, Marbella

2,750,000 €

Reference: R4160464 Bedrooms: 5 Bathrooms: 4 Plot Size: 938m<sup>2</sup> Build Size: 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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Games Room  
Utility Room  
Domotics  
Staff Accommodation  
Basement  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Golf

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Optional

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private