



## Detached Villa for sale in Guadalmina Alta, Marbella

**2,800,000 €**

Reference: R5217901   Bedrooms: 5   Bathrooms: 4   Plot Size: 873m<sup>2</sup>   Build Size: 307m<sup>2</sup>   Terrace: 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.





## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Staff Accommodation  
Near Church  
Access for people with reduced mobility

### Views

Garden  
Pool  
Golf

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity

### CO2 Emission Rating

E

### Orientation

South West

### Setting

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

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good  
Renovation Required

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Garage  
Private

### Energy Rating

F