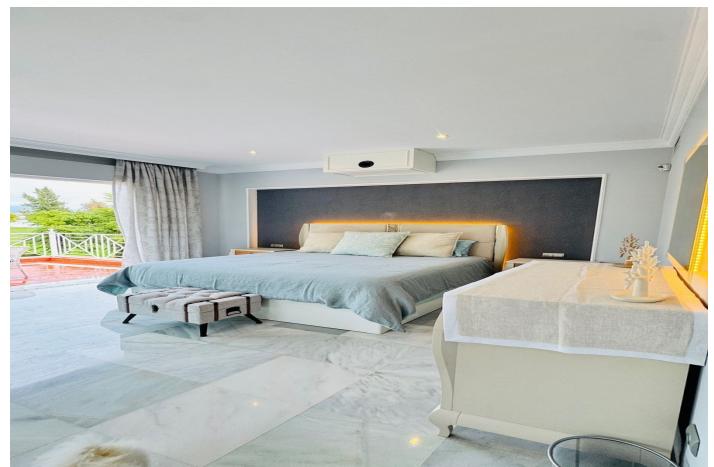




Fristående villa till salu i Guadalmina Alta, Marbella

2 800 000 €

Referens: R5217901 Sovrum: 5 Badrum: 4 Komplott: 873m² Bygga: 307m² Terrass: 80m²





Costa del Sol, Guadalmina Alta

Villa for sale, Frontline golf, Guadalmina Alta, Marbella Exclusive listing to our agency 5 Bedrooms, 4 Bathrooms, Built 307 m², Terrace 80 m², Garden/Plot 873 m². 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 m² landscaped plot, the villa offers 307 m² built area plus 80 m² 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:

Drag	Orientering	Klimatkontroll
Täckt terrass	Sydväst	Luftkonditionering
Nära transport		Öppen spis
Privat terrass		
Förråd		
Badrums		
Marmorgolv		
Dubbelglas		
Monterade garderober		
Wifi		
Förråd		
Personalboende		
Nära kyrkan		
Tillgång för personer med minskad rörlighet		
Åsikter	Miljö	Skick
Trädgård	Handelsområde	Bra
Slå samman	Nära golf	Renovering krävs
Golf	Nära butiker	
	Nära staden	
	Nära skolor	
	Frontlinjegolf	
Slå samman	Möbler	Kök
Privat	Fullmöblerad	Fullmonterad
		Kökslå
Trädgård	Säkerhet	Parkerings
Privat	Larmsystem	Garage
Anlagd	Elektriska persienner	Privat
Enkelt underhåll	Posttelefon	
	Säker	
Verktyg	Kategori	Energikärl
Elektricitet	Golf	F
	Lyx	
	Återförsäljning	
CO2 -utsläppsgradering		
E		