



Abstandsvilla zum Verkauf in Guadalmina Alta, Marbella

2.800.000 €

Referenz: R5217901 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 873m² Garten: 307m² Terrasse: 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.



Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Südwesten	Klimaanlage
In der Nähe des Transports		Kamin
Private Terrasse		
Lagerraum		
Badezimmer		
Marmorböden		
Doppelverglasung		
Einstellungsschränke		
W-lan		
Versorgungsraum		
Personalunterkunft		
In der Nähe der Kirche		
Zugang für Menschen mit reduzierter		
Mobilität		
Ansichten	Einstellung	Zustand
Garten	Gewerbegebiet	Gut
Pool	In der Nähe von Golf	Renovierung erforderlich
Golf	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
	Frontline Golf	
Pool	Möbel	Küche
Privat	Voll eingerichtet	Voll ausgestattet
		Küchenlehre
Garten	Sicherheit	Parken
Privat	Alarmanlage	Garage
Angelegt	Elektrische Jalousien	Privat
Einfache Wartung	Eingabetelefon	
	Sicher	
Versorgungsunternehmen	Kategorie	Energiebewertung
Strom	Golf	F
	Luxus	
	Wiederverkauf	
CO2 -Emissionsbewertung		
E		