



## Villa - Chalet en venta en Guadalmina Alta, Marbella

2.500.000 €

Referencia: R5217901    Dormitorios: 5    Baños: 4    Terreno: 873m<sup>2</sup>    Construido: 307m<sup>2</sup>    Terraza: 80m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Villa for sale , Frontline golf, Guadalmina Alta, Marbella

Exclusive listing to our agency

Price just reduced for a quick sale by 300.000€

5 Bedrooms, 4 Bathrooms, Built 387 m<sup>2</sup>, incl.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 to supermarkets and services
- South-west facing with all-day sun
- Excellent location for permanent living or investment

Perfect for a family relocating in this area as a few International Schools are within a few minutes by car : San Jose in Guadalmina baja, Kings College in San Pedro de Alcantara, Atlas American school in Selwo.

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.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Lavadero  
Alojamiento del personal  
Cerca de una Iglesia  
Access for people with reduced mobility

### Vistas

Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf

### Piscina

Piscina Privada

### Jardin

Jardín Privado  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad

### CO2 Emission Rating

E

### Orientación

Orientación Suroeste

### Posición

Área Comercial  
Cerca de Golf  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Primera línea de Golf

### Muebles

Completamente Amueblada

### Seguridad

Alarma  
Persianas Eléctricas  
Portero Automático  
Caja fuerte

### Categoría

Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Buen estado de conservación  
Necesita Reformas

### Cocina

Cocina Equipada  
Kitchen-Lounge

### Aparcamiento

Garaje  
Párking Privado

### Calificación energética

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