



## Wohnung im Erdgeschoss zum Verkauf in Guadalmina Alta, Marbella

449.000 €

Referenz: R5258335 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 75m<sup>2</sup> Garten: 216m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Exclusive Ground Floor Golf-Side Residence in Guadalmina Alta Discover the essence of the elevated Marbella lifestyle in this spacious ground floor apartment, a serene oasis within the prestigious, gated Guadalcantara Golf urbanization. This property offers an unparalleled blend of tranquility, luxury, and convenience, designed to captivate discerning investors, local families seeking an exceptional quality of life, and holidaymakers dreaming of the perfect Costa del Sol retreat. Key Apartment Features: Expansive living with 3 generously sized bedrooms and 3 bathrooms (2 en-suite). Separate, fully equipped kitchen with a practical scullery. Seamless indoor-outdoor living: the lounge, dining area, main, and second main bedrooms all open onto a large covered terrace and private garden. Direct access via a private gate from your garden to the beautifully landscaped communal gardens and sparkling swimming pools. Secure underground parking is included for your convenience. The Dream Lifestyle & Unbeatable Location: This is more than a home; it's your gateway to the quintessential Mediterranean dream. Situated in the heart of Guadalmina Alta, you are buying into one of Marbella's most sought-after and secure residential areas, known for its tranquil atmosphere and lush greenery. For the Holiday Maker: Imagine waking up to the gentle sounds of the golf course, enjoying breakfast on your private terrace, and spending leisurely afternoons by the pool or the nearby blue-flag beach. The vibrant energy of Puerto Banús is just a 7-minute drive away, offering world-class dining, luxury boutiques, and a glamorous marina. Return to the peaceful security of your private haven after a night out. For the Local Family: Benefit from a family-friendly environment with excellent international schools (Laude San Pedro International College, Calpe School, Colegio San José) nearby, beautiful parks, and a relaxed pace of life. The property offers ample space for family living, and the direct access to communal pools and gardens creates a perfect, safe playground for children. The charming town of San Pedro Alcántara, with its local markets and authentic Spanish vibe, is only a 6-minute drive away, providing all necessary day-to-day amenities without the hustle and bustle of larger towns. For the Astute Investor: The Guadalmina area offers strong fundamentals with consistent buyer demand and stable capital appreciation. Its prime location, combining tranquility with proximity to major hotspots like Marbella (16 min drive) and Puerto Banús, ensures high rental demand year-round from both tourists and long-term residents. This property, with its spacious layout and desirable amenities, is poised for a strong return on investment. Seize this rare opportunity to own a slice of paradise where an exclusive, secure, and convenient lifestyle awaits



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Fitnessstudio  
In der Nähe der Kirche  
Glasfaser

### Ansichten

Garten  
Pool  
Golf

### Pool

Gemeinschaft  
Kinderpool

### Garten

Privat  
Einfache Wartung

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Südwesten

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Frontline Golf

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Elektrische Jalousien  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Golf  
Wiederverkauf

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Privat