



## Abstandsvilla zum Verkauf in Guadalmina Alta, Marbella

1.580.000 €

Referenz: R5332918 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 551m<sup>2</sup> Garten: 418m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Immaculate Villa in the Prestigious Villas y Golf Urbanization – Guadalmina Alta

We are delighted to present this exceptional family villa located in one of Marbella's most desirable and secure residential communities: Villas y Golf in Guadalmina Alta. Set within a gated community, the property has been meticulously maintained and is in impeccable condition, ready for its new owners to move in and enjoy immediately.

The villa offers a total built area of 418 m<sup>2</sup> on a 551 m<sup>2</sup> plot, providing generous living spaces designed for comfort and family living. The property features 5 spacious bedrooms, 4 full bathrooms, and an additional guest toilet, making it ideal for both family life and entertaining.

Designed with comfort and efficiency in mind, the home is equipped with high-quality solar panels and a modern diesel heating system, ensuring year-round comfort while improving energy efficiency.

Additional features include a large private garage for two cars located in the basement, beautifully landscaped private gardens, and spacious terraces perfect for enjoying outdoor Mediterranean living.

### About Villas y Golf

The exclusive Villas y Golf community offers residents privacy, security, and an excellent lifestyle, with 24-hour security and beautifully maintained communal areas. Facilities include a large swimming pool, landscaped gardens, a children's playground, and a private football pitch, creating a welcoming and family-friendly environment with an international community.

Community Fees: €361 per month

### Annual Taxes:

IBI (Property Tax): €2,595 per year

Basura (Refuse Collection): €184 per year

### Heating System:

Powered by a diesel boiler, newly installed in December 2025

Average seasonal consumption: approximately 1,500 litres

### Energy & Efficiency:

Solar water heating system with roof-mounted panels (replaced one year ago)

Upgraded with a brand-new system pump

High-quality Italian Finstral windows installed throughout

### Utilities:

Connected to mains gas supply

Situated in the heart of Guadalmina Alta, San Pedro de Alcántara, the villa is surrounded by renowned golf courses and is just 5 minutes from the beach, international schools, restaurants, and all essential services, as well as the vibrant lifestyle of Marbella.



info@sparklinghomesmarbella.es

+34 662 377 539

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## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Marmorböden  
Einstellungsschränke  
W-lan  
Keller

### Ansichten

Berg  
Garten  
Pool  
Golf

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Norden  
Ost  
Süden  
West

### Einstellung

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

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Sicher

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Garage