



## Frittliggende villa til salgs i Guadalmina Baja, Marbella

2 599 000 €

Referanse: R5250511 Soverom: 3 Bad: 3 Plottstørrelse: 2 500m<sup>2</sup> Bebygget areal: 577m<sup>2</sup>



## Costa del Sol, Guadalmina Baja

This is a strategic investment opportunity located on a private cul-de-sac in the prestigious Guadalmina Baja neighbourhood, situated only 300 meters from the beach. The property is offered primarily under the Bare Ownership (Nuda Propiedad) model, securing the asset at a substantial discount while the current owner retains the lifetime right of use (Usufructo). The villa features three spacious bedrooms, all with modern en-suite bathrooms, and has been artistically finished to a high standard. Comfort and efficiency are paramount, featuring underfloor heating throughout the entire residence and a magnificent saltwater swimming pool set within beautifully manicured gardens. Crucially, the property is equipped with solar panels and heating systems for high energy efficiency and includes a highly valuable private 80-meter deep well, providing essential water independence. The asset is located in an area known for enduring value. Serious inquiries from financially qualified investors are required. (Note: The option for immediate Freehold purchase is available upon request.)



## Egenskaper:

### Funksjoner

Dekket terrasse

Dobbeltvindu

### Utsikt

Hage

### Basseng

Privat

Hage

Privat

Anlagt

### Orientering

Sør

### Innstilling

Stranden

I nærheten av golf

Nær sjøen

I nærheten av butikker

Nær skoler

### Møbler

Fullt møblert

### Parkering

Privat

Dekket

### Klimakontroll

Klimaanlegg

Sentraloppvarming

U/f oppvarming

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Kategori

Bekymret