



Frittliggende villa til salgs i Guadalmina Alta, Marbella

2 800 000 €

Referanse: R5217901 Soverom: 5 Bad: 4 Plottstørrelse: 873m² Bebygget areal: 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.



Egenskaper:

Funksjoner

Dekket terrasse
Nær transport
Privat terrasse
Lagerrom
Ensuite bad
Marmorgulv
Dobbeltvindu
Monterte garderober
Wifi
Verktøyrom
Personalinnkvartering
Nær kirken
Tilgang for personer med redusert mobilitet

Utsikt

Hage
Basseng
Golf

Basseng

Privat

Hage

Privat
Anlagt
Enkelt vedlikehold

Verktøy

Elektrisitet

CO2 -utslippsvurdering

E

Orientering

Sørvest

Innstilling

Kommersielt område
I nærheten av golf
I nærheten av butikker
Nær byen
Nær skoler
Frontline Golf

Møbler

Fullt møblert

Sikkerhet

Alarmsystem
Elektriske persienner
Inngangstelefon
Sikker

Kategori

Golf
Luksus
Videresalg

Klimakontroll

Klimaanlegg
Peis

Betingelse

God
Renovering kreves

Kjøkken

Fullt montert
Kitchen-Lounge

Parkering

Garasje
Privat

Energivurdering

F