



# Ground Floor Apartment in Guadalmina Baja

Price € 850,000

|            |        |
|------------|--------|
| Bedrooms   | 4      |
| Bathrooms  | 3      |
| Build Size | 139 m² |
| Terrace    | 28 m²  |
| Plot Size  | 201 m² |

SETTING

- ✓

Frontline Golf
- ✓

Close To Shops
- ✓

Beachside
- ✓

Close To Sea
- ✓

Close To Golf
- ✓

Close To Schools

ORIENTATION

- ✓

East

CONDITION

- ✓

Good

POOL

- ✓

Communal

VIEWS

- ✓

Golf
- ✓

Garden

FEATURES

- ✓

Ensuite Bathroom

FURNITURE

- ✓

Not Furnished

GARDEN

- ✓

Private

SECURITY

- ✓

Gated Complex

PARKING

- ✓

Communal

CATEGORY

- ✓

Golf

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Located in a privileged front-line golf position in Guadalmina Baja, one of Marbella's most established and exclusive residential areas, this spacious ground-floor apartment combines generous interiors, privacy and an exceptional location, just minutes from the beach and within easy reach of all the amenities required to enjoy the Costa del Sol lifestyle.

The property offers 139.02 m<sup>2</sup> of built area and an excellent layout comprising four bedrooms and three bathrooms, two of them en suite, providing generous accommodation for both permanent living and extended stays in Marbella.

At the heart of the home is a spacious and bright living and dining area, with direct access to a pleasant 28.11 m<sup>2</sup> terrace that creates a natural extension of the interior living space. From the terrace, there is direct access to the 34.46 m<sup>2</sup> private garden, providing an ideal setting for al fresco dining, relaxing or simply enjoying Marbella's exceptional climate throughout most of the year.

Its east-facing orientation ensures beautiful morning light and makes the terrace and garden particularly enjoyable during the warmer months.

The apartment is set within a well-maintained gated community, offering night-time security, an attractive communal swimming pool and beautifully landscaped gardens, creating a peaceful and private residential environment.

The location is another of the property's key attractions. In addition to its front-line golf setting, the apartment is very close to the beach and a renowned private school, while the Guadalmina Commercial Centre is also within easy reach, offering an excellent selection of restaurants, cafés, supermarkets, shops and everyday services.

The property also includes a private underground parking space, providing additional convenience and security throughout the year.

An excellent opportunity to acquire a spacious home with a private garden in one of Marbella's most sought-after residential areas, combining Mediterranean living with the tranquillity of a golf-side setting and the convenience of having the beach, schools and amenities just a short distance away.

#### Key Features

Front-line golf location in Guadalmina Baja.

139.02 m<sup>2</sup> built area.

4 bedrooms.

3 bathrooms, 2 en suite.

Spacious living and dining area.

28.11 m<sup>2</sup> terrace.

34.46 m<sup>2</sup> private garden.

East-facing orientation.

Direct access from the living area to the terrace and garden.

Private underground parking space included.

Gated community.

Night-time security.

Communal swimming pool.

Beautifully maintained communal gardens.

Very close to the beach.

Close to a private school.

Within easy reach of Guadalmina Commercial Centre and all amenities.

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GALLERY



