





# Detached Villa in Guadalmina Alta

Price € 2,800,000

Bedrooms	5
Bathrooms	4
Build Size	307 m²
Terrace	80 m²
Plot Size	1260 m²

## SETTING

- ✓ Frontline Golf
- ✓ Close To Shops
- ✓ Commercial Area
- ✓ Close To Town
- ✓ Close To Golf
- ✓ Close To Schools

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Good
- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Golf
- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Near Transport
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Staff Accommodation

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

## GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Electric Blinds
- ✓ Safe
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Garage
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Golf
  - ✓ Luxury
  - ✓ Resale
- 

Villa for sale , Frontline golf, Guadalmina Alta, Marbella

Exclusive listing to our agency

5 Bedrooms, 4 Bathrooms, Built 307 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 873 m<sup>2</sup>.

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 m<sup>2</sup> landscaped plot, the villa offers 307 m<sup>2</sup> built area plus 80 m<sup>2</sup> 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

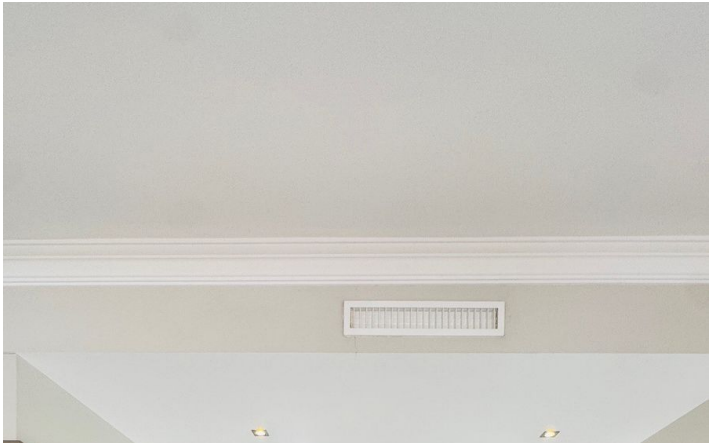
- Frontline golf position
- Total privacy
- Walking distance (approx. 50 m) to supermarkets and services
- South-west facing with all-day sun
- Excellent location for permanent living or investment

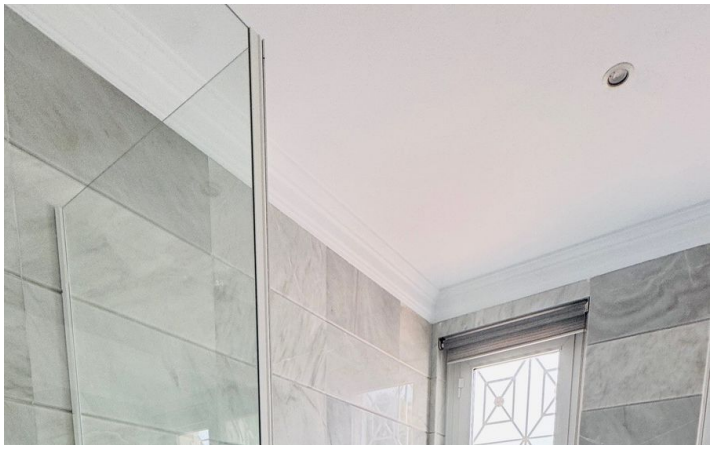
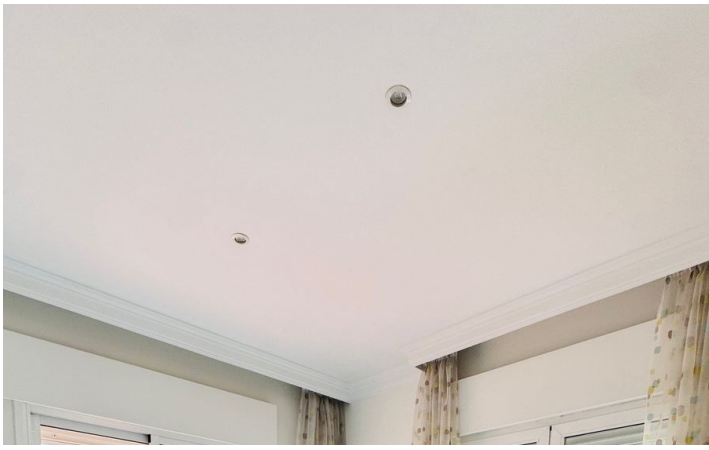
Ideal for buyers looking for a true lifestyle property: golf at your doorstep, all amenities within walking distance, and a solid, well-maintained villa in one of Marbella's most reliable residential areas.

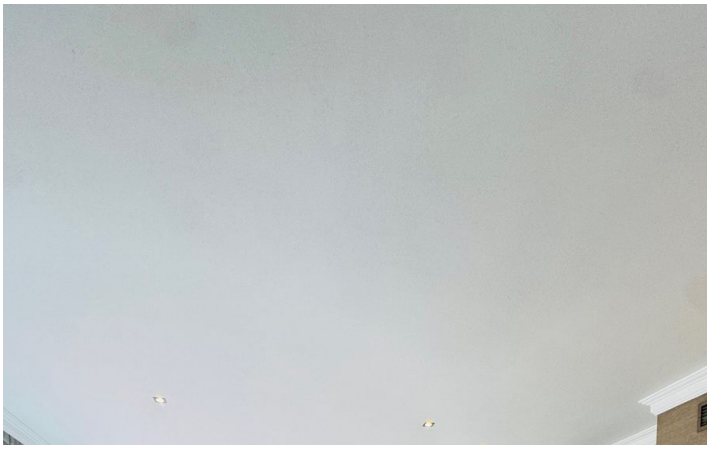
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GALLERY







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