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R5217901

Guadalmina Alta

REF# R5217901 2.200.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
5	4	307 m²	873 m²	80 m²

Villa for sale , Frontline golf, Guadalmina Alta, Marbella
Exclusive 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.








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