



R5169772

📍 Guadalmina Alta

REF# R5169772 1.495.000 €

BEDS

3

BATHS

3

BUILT

213 m<sup>2</sup>

PLOT

924 m<sup>2</sup>

TERRACE

18 m<sup>2</sup>

This beautiful villa is located in the prestigious residential area of Guadalmina Alta, Marbella. Known for its tranquility, greenery, and proximity to golf, beaches, and San Pedro de Alcántara town, the area is highly sought after.

The home sits on a generous flat plot with manicured lawns, palm trees, and a private swimming pool, offering plenty of privacy and space to relax or entertain outdoors. A wide covered terrace extends the living space, perfect for enjoying Marbella's year-round sunshine.

Inside, the villa combines modern comfort with timeless elegance. The layout is distributed on a single floor for easy living. It features a spacious living-dining room with a fireplace and direct garden access, a fully fitted contemporary kitchen with outdoor access, and three bright bedrooms with ample fitted wardrobes, with one currently used as a home office. Each bedroom enjoys natural light, and the bathrooms are finished with high-quality marble.



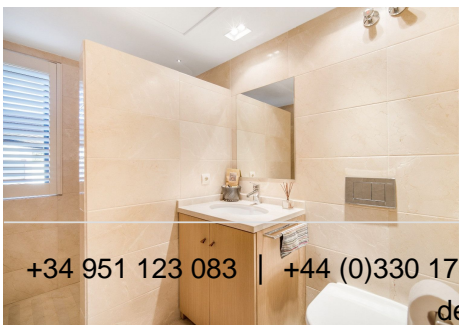
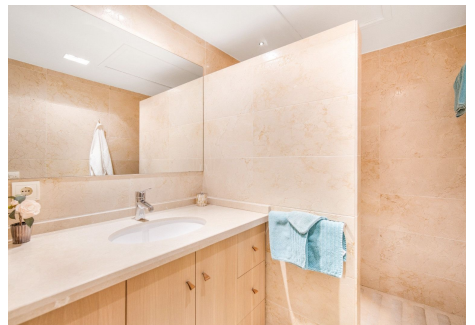
# IDILIQ

## ESTATES

The property was tastefully renovated in 2006 and has been well maintained, offering a move-in-ready condition. Features include underfloor heating (throughout), air conditioning, solar panels for hot water, and large windows that maximise light throughout.

Its unbeatable location means you are: Walking distance to Real Club de Golf Guadalmina, 5 minutes from San Pedro de Alcántara and its beaches, and close to international schools, shops, and restaurants

This villa is an ideal choice for those seeking a comfortable family home in one of Marbella's most established and desirable neighbourhoods. With its spacious garden, private pool, and proximity to everything, it perfectly balances privacy, convenience, and Mediterranean lifestyle.



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