



## 8 Bed Villa (Detached) For Sale

**€4,450,000**

**Guadalmina Baja, Costa del Sol**

**Ref: R4116628**

VILLA IN THE BEST LOCATION OF GUADALMINA BAJA, 1ST LINE GOLF. Located in the exclusive district of luxury villas in Guadalmina Baja, close to the services of the town of San Pedro de Alcántara and a few minutes from Puerto Banús and the city of Marbella, this Mediterranean-style property has two houses, one main and another one for guests with independent entrances and each one with a swimming pool, it also has direct access to the most prestigious golf course in the area and the beaches just a few minutes away. It has a total built area of 1,002 m2 on a 4,455 m2 plot and is surrounded by an area of lush vegetation that gives it absolute privacy. Main house: 650 m2 built on 2 floors From the entrance the house is accessed by going down a short staircase, this gives the house more priva...

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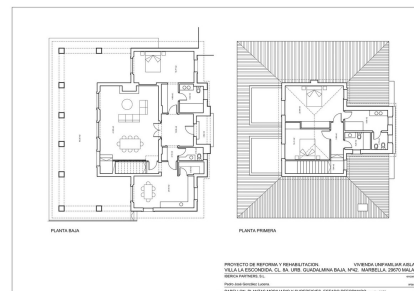
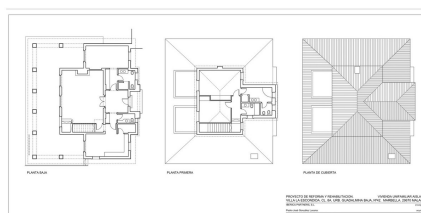
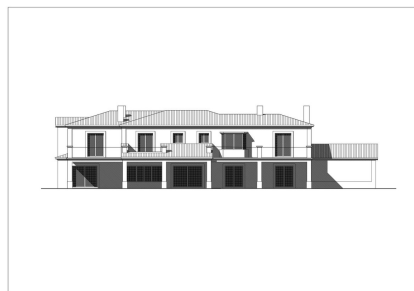
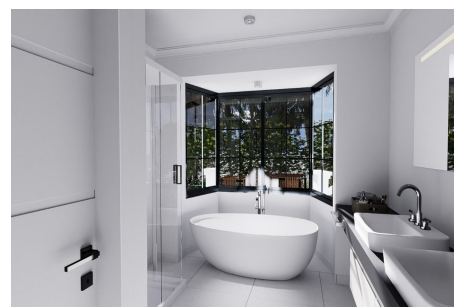
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# Gallery



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# Property Description

**Location:** Guadalmina Baja, Costa del Sol, Spain

VILLA IN THE BEST LOCATION OF GUADALMINA BAJA, 1ST LINE GOLF.

Located in the exclusive district of luxury villas in Guadalmina Baja, close to the services of the town of San Pedro de Alcántara and a few minutes from Puerto Banús and the city of Marbella, this Mediterranean-style property has two houses, one main and another one for guests with independent entrances and each one with a swimming pool, it also has direct access to the most prestigious golf course in the area and the beaches just a few minutes away. It has a total built area of 1,002 m2 on a 4,455 m2 plot and is surrounded by an area of lush vegetation that gives it absolute privacy.

Main house:

650 m2 built on 2 floors

From the entrance the house is accessed by going down a short staircase, this gives the house more privacy as it is below street level and at the same level as the golf course which is accessed directly from a gate in the garden. , swimming pool, porch of 88 m2.

Ground Floor: Garage in box for two vehicles, toilet, living room with integrated kitchen and laundry room.

Huge main room with direct access to the garden and from the garage. 1 bedroom with dressing room, living room and double bathroom, large kitchen.

1st Floor: 4 bedrooms with dressing rooms, bathrooms en suite and two terraces facing south and the golf course.

Guest House:

350 m2 on 2 floors

Separate entrance, swimming pool, outdoor parking area for two vehicles Separate storage room, 44 m2 porch.

Ground floor: Living room with fireplace, 1 bedroom with bathroom en suite, toilet, kitchen with pantry and laundry room.

1st Floor: 2 bedrooms, 1 with bathroom en suite, 1 bathroom.

Optional:

\*Segregation of the plot, the guest house would remain on a 1,000 m2 plot and the main house would have a plot of approximately 3,445 m2.

\* Comprehensive reform with the highest quality standards in construction materials underfloor heating, solar panels.

\* Final price to consult.

The property is located in the Marbella neighborhood of Guadalmina, at the western end of Marbella, on the border with Estepona. It is a very attractive residential area because it allows you to combine relaxation with culture and sport. Along the Guadalmina river, it houses the important archaeological sites of Cerro Colorado, which it shares with Benahavís, and the sites of Las Bóvedas, next to Guadalmina beach. This semi-urban beach is made up of numerous coves created by dikes, it is well

equipped and ideal for practicing water sports. In its surroundings, the Guadalmina golf course and the Medranas reservoir stand out.

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# Additional Info

For Sale	Beds: 8	Baths: 8
Type: Villa (Detached)	Area: 1134 sq m	Land Area: 4455 sq m
Garden	Pool	Setting: Frontline Golf
Beachside	Close To Sea	Close To Town
Urbanisation	Orientation: South	Condition: Renovation Required
Pool: Private	Views: Golf	Covered Terrace
Fitted Wardrobes	Private Terrace	Guest Apartment
Storage Room	Utility Room	Ensuite Bathroom
Furniture: Not Furnished	Kitchen: Not Fitted	Garden: Private
Security: Gated Complex	Parking: Garage	Covered
More Than One	Built Area : 1134 sq m	Land Size : 4455 sq m

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