



## 3 Bed Villa (Detached) For Sale

**€895,000**

**Guadalmina Alta, Costa del Sol**

**Ref: R4348591**

This rare opportunity has arisen to purchase this magnificent semi detached property with the most amazing 70 metre long garden backing onto Guadalmina golf course. It is located in a prominent position in prestigious Guadalmina Alta front line golf. THE PROPERTY HAS ITS ALL ITS LICENSES WHICH INCLUDES THE OCCUPATIONAL LICENSE. This semi detached house is immaculate inside although would benefit from and would lend itself to, modernization. Although it is 3 bedrooms with the ground floor being all open plan, with cathedral ceilings and a minstrel gallery, with views over the open plan reception rooms, this house could quite easily have the benefit of additional further 2 bedrooms making it into a 5 bed roomed semi detached house. The property does have a closed basement which could be...

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La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



# Property Description

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

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Reception hall, which opens out into the super open plan sitting room with a bay window overlooking this magnificent garden and to Guadalmina golf. Open plan dining area, double glazed patio doors giving access to the terrace and the manicured gardens and views over the golf course.

Kitchen: super sized modern kitchen with all appliances.

Double bedroom no 3: fitted wardrobes, huge bathroom, with separate shower.

First Floor:

An open corned staircase which rises from the dining area to the minstrel gallery with a cathedral ceiling.

Bedroom 1: is a double size with double glazed patio doors giving access to the private sunny terrace with views over the splendid garden and golf. Dressing room with wardrobes and en suite bathroom with separate shower.

Bedroom 2: is a double with a Juliet terrace and it's own en suite bathroom with separate shower.

Outside:

The property is surrounded by its own manicured garden backing onto the golf course. The front of the house has an electric gate which opens out into a substantial covered carport.

There are only 4 properties within this urbanization and they share a lovely communal swimming pool, however if the discerning buyer wanted to, there is ample space within the grounds to put your own pool in the garden.

The house has full AC, garden irrigation, off street parking and is only a 10 minute walk to Guadalmina shopping, 5 minute drive to local beaches and is ideally located with a 15 minute drive east to Marbella and a 15 minute drive west, to Estepona.

100.000 Euros spent refurbishing this property to make a 4/5 bedroomed villa would be worth in this current market 1 - 1.2 million Euros

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# Additional Info

For Sale	Beds: 3	Baths: 3
Type: Villa (Detached)	Area: 370 sq m	Land Area: 600 sq m
Garden	Pool	Setting: Frontline Golf
Suburban	Close To Golf	Close To Shops
Close To Town	Orientation: East	South East
South	West	Condition: Excellent
Good	Restoration Required	Pool: Communal
Climate Control: Air Conditioning	Hot A/C	Cold A/C
Central Heating	Views: Golf	Country
Garden	Covered Terrace	Fitted Wardrobes
Near Transport	Private Terrace	Satellite TV
Ensuite Bathroom	Marble Flooring	Furniture: Fully Furnished
Kitchen: Fully Fitted	Garden: Private	Landscaped
Security: Entry Phone	Parking: Garage	Covered
Utilities: Electricity	Drinkable Water	Telephone

Category: Bargain

Cheap

Distressed

Golf

Investment

Luxury

Resale

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Land Size : 600 sq m

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