



**Property type :** Semi-detached house

**Location :** Guadalmina Baja

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** garden

**Parking :** 1 underground parking

**House area :** 84 m<sup>2</sup>

- ✓ Close to sea
- ✓ Near golf
- ✓ Storage room
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Walking distance beach
- ✓ White goods

- ✓ Close to beach
- ✓ Golf property
- ✓ Alarm system
- ✓ Not furnished



Incredible Opportunity: Reduced Price from 650.000€ to 599.000€ for Quick Sale!

Nestled in the desirable Pueblo de Guadalmina, this spacious semi-detached house exudes the enchanting charm of Andalusia, having undergone an extensive renovation. Situated in a privileged location, just steps away from the beach and adjacent to the renowned Guadalmina Hotel, this property offers an exceptional living experience.

Pueblo de Guadalmina is renowned for its unique architectural style, setting it apart from other areas in the region. Occupying a prime position on the second line of the beach, this urbanisation is situated in the heart of one of Marbella's most prestigious residential areas. Residents enjoy the utmost security, a tranquil environment, and meticulously maintained surroundings, creating an atmosphere that combines exclusivity with a sense of community.

This remarkable corner villa epitomises spaciousness and offers an ideal permanent residence for families or a stunning second home, perfectly blending the charm of a private Andalusian village with modern comforts. The property boasts impeccable conservation, showcasing three generously sized bedrooms, each accompanied by a private bathroom. A cozy and sunlit patio sets the stage for unforgettable evenings and delightful al fresco dining experiences. The recently refurbished kitchen is fully equipped, catering to culinary enthusiasts. Noteworthy upgrades include electrical installations and an efficient air conditioning system, ensuring substantial energy savings during both summer and winter. The property has also undergone rewiring throughout, adding to its overall appeal.

Residents of this exceptional urbanisation enjoy access to a communal swimming pool during the summer months. The property's unbeatable location places it in close proximity to the renowned Guadalmina Golf Course, and a mere 120 meters away from the beach, adjacent to the Guadalmina Hotel and its exclusive beach club. Additionally, within walking distance, you'll find the prestigious San José school and the vibrant Guadalmina shopping center, boasting excellent restaurants, themed shops, and a wide range of services.

Included in the price are a parking space and a storage room. We invite you to contact us to schedule a viewing, as we are confident that you will fall in love with this property at first sight.

#### #PropertyHighlights:

- \*Renovated semi-detached villa
- \*Second line to the beach
- \*120 meters from the beach and Guadalmina Hotel's exclusive beach club
- \*Three generously sized bedrooms with private bathrooms
- \*Cozy and sunlit patio for unforgettable evenings
- \*Fully equipped, recently refurbished kitchen
- \*Upgraded electrical installations and energy-efficient air conditioning
- \*Rewired throughout, enhancing appeal
- \*Includes parking space and storage room
- \*Unique architectural style in Pueblo de Guadalmina
- \*Exceptional security and tranquil environment
- \*Meticulously maintained surroundings
- \*Ideal permanent residence or second home
- \*Access to communal swimming pool during summer months
- \*Close proximity to Guadalmina Golf Course
- \*Walking distance to prestigious San José school and vibrant Guadalmina shopping center

