



**Property type :** Detached Villa

**Location :** San Pedro de Alcántara

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** No

**Garden :** Private

**Orientation :** South

**Parking :** Closed Garage

**House area :** 100 m<sup>2</sup>

**Plot area :** 715 m<sup>2</sup>

✓ Close to golf

✓ Near golf

✓ Fireplace

✓ Solarium

[Info@ImmoMoment.es](mailto:Info@ImmoMoment.es)

✓ Close to sea

✓ Golf property

✓ Utility room

✓ White goods

[www.ImmoMoment.es](http://www.ImmoMoment.es)

✓ WiFi

✓ Storage room

✓ Terrace

✓ Furnished

+34 951 550 565

✓ Barbecue

Exclusive listing Property in Marbella

Beautiful villa located on the 1st line golf in Guadalmina Alta with a special charm due to its privileged location and wonderful light.

715 m2 plot with views to the golf course and with a lot of privacy.

The property does not currently have a pool but the plot has the capacity for a pool to be easily built.

On the plot there is an old house built (146 m2) that needs renovation and in which we can build another floor with the buildability coefficient being 0.35% with which we can build more meters than the existing ones.

The ideal project to renovate a beautiful contemporary house in an emblematic site such as Guadalmina and have wonderful views of the golf, even from the 1st floor if it is built... it would also have views of the sea.



