



**Property type :** Detached Villa

**Location :** Guadalmina Alta

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Mountain views

**Parking :** Closed Garage

**House area :** 252 m<sup>2</sup>

**Plot area :** 993 m<sup>2</sup>

- ✓ Heated pool
- ✓ frontline golf
- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Satellite dish
- ✓ Terrace
- ✓ Airconditioning
- ✓ WiFi
- ✓ close to shops
- ✓ Golf property
- ✓ Alarm system
- ✓ Basement
- ✓ Solarium
- ✓ Barbecue
- ✓ Close to golf
- ✓ Handicap access
- ✓ Storage room
- ✓ Solar energy
- ✓ Utility room
- ✓ White goods

VILLA WITH ATTRACTIVE AND BEAUTIFUL MEDITERRANEAN CHARACTER, DISTRIBUTED ON A COMFORTABLE GROUND FLOOR AND LOCATED ON THE FIRST LINE OF GOLF, OF THE PRETIGIOUS REAL CLUB DE GOLF DE GUADALMINA. Located in a corner, in a cul de sac, located by the 18th Tee of the south . Enjoy a beautiful mature garden, very well maintained, with a multitude of trees and plants. LOCATED, 2 km from San Pedro de Alcántara and 6 km from Puerto Banús. Estepona and Marbella 15 min. Restaurants, Shops, and Leisure Areas just a 10-minute walk away and the beach a 5-minute drive away. Completely surrounded by Golf Courses and just a 3-minute walk from the golf clubhouse. (Golf share optional). Enjoy complete tranquility and privacy. South facing with great light and relaxing views of its excellently maintained mature garden and pool. It has a parking area for 2 cars at the entrance of the house plus a closed garage. In good condition and magnificently built, this property is distributed on a very comfortable single level. With a living room with high ceilings with wooden beams and direct access to the porch, garden and the kidney-shaped pool. The master bedroom en-suite with dressing room and direct access to the garden. A large and very bright kitchen with also high beamed ceilings and a dining area located next to the access to the parking area. The other good size bedrooms share 2 full bathrooms. The home has the option of separating an apartment by a door. From the cozy solarium enjoy relaxing views of the garden, golf courses and mountains. It also features a semi-basement which can be used as a second house that could be used as a second home or rental property. It has great possibilities to change its distribution. We highly recommend visiting this fantastic property.



