



MARBELLA
C R I B S
G R O U P

Cozy villa in Guadalmina Alta, San Pedro de Alcántara

2.850.000€



Ref
MCG1567

Beds
4

Baths
4

Plot
1.260 m²

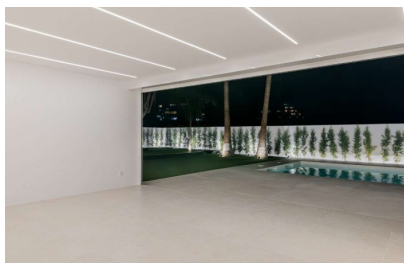
Built
467 m²

www.marbella-cribs.com

contact@marbella-cribs.com

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



Ref	MCG1567
Bedrooms	4
Bathrooms	4
Status	For Sale
Type	Villas
Plot	1.260 m ²
Built	467 m ²
Price	2.850.000€
Location	Guadalmina Alta





About this property

This newly constructed villa in Guadalmina Alta enjoys a prime location directly adjacent to the golf course and offers a wide array of top-notch features. Within just a 5-minute stroll, you'll have access to all the essential amenities, including the Guadalmina Golf Club itself.

The villa boasts 4 well-appointed bedrooms, each equipped with its own en-suite bathroom. These bathrooms feature solid surface countertops with integrated sinks, high-quality faucets from the renowned Ramon Soler brand, and suspended toilets from the Catalano brand, known for their Italian design. Additionally, there's an additional restroom for guests.

The generously proportioned living room seamlessly blends with the dining area, creating a spacious and open living environment. The outdoor porch is equipped with heating and boasts underfloor heating, ensuring year-round comfort. The villa also features a pristine swimming pool adorned with 120x120 tiles that match the overall house color scheme. LED night lighting adds an elegant touch to the outdoor space.

The master bedroom is a true standout, featuring a walk-in closet and a bathroom that includes a freestanding solid surface bathtub and a double shower. The laundry room is fully equipped with Siemens washer and dryer.

The designer kitchen is accompanied by a separate dining room and boasts high-end furnishings, two peninsulas, and state-of-the-art Siemens appliances.

The villa's exterior carpentry follows a minimalist design, carefully engineered to eliminate thermal bridging. The windows feature double glazing with both interior and exterior safety glass, solar control, argon gas insulation, and low emissivity. Security blinds are installed throughout the entire house, with window-opening detectors in place.

The interior carpentry is finished in a sleek matte white, with abundant cabinets thoughtfully placed throughout the residence. The villa is equipped with a comprehensive home automation system that allows you to control all aspects of the house, complete with touchscreen controls in every room. Underfloor heating has been installed throughout the entire property, and each room is equipped with split air conditioning units. The heating and hot water system is powered by state-of-the-art technology.

Contact Us

Phone:

+34 623 44 32 13

Email:

contact@marbella-cribs.com

Real Estate Instagram:

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

Lifestyle Instagram:

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)



