



MARBELLA  
C R I B S  
G R O U P

## Frontline Golf Villa in Guadalmina, San Pedro De Alcantara

2.850.000€



**Ref**  
MCG1727

**Beds**  
4

**Baths**  
4

**Plot**  
1.260 m<sup>2</sup>

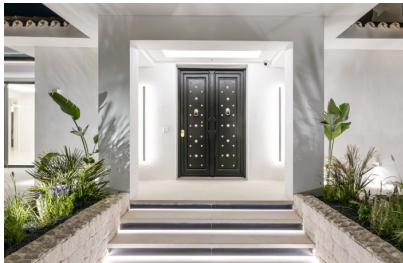
**Built**  
467 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto: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.



<b>Ref</b>	MCG1727
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.260 m <sup>2</sup>
<b>Built</b>	467 m <sup>2</sup>
<b>Terrace</b>	467 m <sup>2</sup>
<b>Price</b>	2.850.000€
<b>Location</b>	Guadalmina Alta











## About this property

This newly constructed villa in Guadalmina Alta sits at the forefront of the golf course, boasting a plethora of top-notch amenities conveniently located just a 5-minute walk away, including the Guadalmina Golf Club itself.

Featuring 4 bedrooms, each with its own en-suite bathroom, the villa exudes luxury and functionality. The bathrooms showcase solid surface countertops with integrated sinks, fixtures from the renowned Ramon Soler brand, and suspended toilets from the Catalano brand, all with sleek Italian design. An additional guest toilet adds convenience.

The expansive living room seamlessly blends into the dining area, creating a spacious and welcoming atmosphere. The outdoor porch, heated and equipped with underfloor heating, allows for year-round enjoyment. A pool complements the outdoor space, adorned with 120x120 tiles matching the villa's aesthetic. LED night lighting adds a touch of sophistication.

The master bedroom stands out with its generous dressing room and a bathroom featuring a freestanding solid surface bathtub and a double shower. The laundry room is outfitted with Siemens appliances, including a washing machine and dryer.

The designer kitchen, accompanied by a separate dining area, boasts premium furnishings, two peninsulas, and top-of-the-line Siemens appliances.

The villa's minimalist exterior carpentry ensures complete thermal insulation. Windows feature double glazing with interior and exterior safety glass, solar control, argon gas, and low emissivity. Security blinds and window opening detectors enhance safety.

Inside, matte white lacquered interior carpentry and ample cabinets throughout the house offer a clean and modern aesthetic. Home automation controls every aspect of the house, with touch screens in each room. Underfloor heating and split air conditioning units provide comfort, while a heat pump powers the heating and hot water system, with pre-installation for solar panels on the roof.

Additional features include aluminum skirting boards, 10 HD security cameras with remote viewing capability, a spacious closed garage for one vehicle, and two covered exterior porches. One porch features a glass pergola and barbecue area, while the other is climate-controlled and equipped with a security shutter.

In summary, this charming villa in Guadalmina Alta offers an array of high-quality features and amenities, making it an ideal choice for those seeking luxury and comfort in a prime location.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

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

**Lifestyle Instagram:**

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

