

Marbella / Guadalmina – Andalusien

# Magnificent Villa beachside in Guadalmina Baja

Property ID: ES23385516



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PURCHASE PRICE: 3.490.000 EUR • ROOMS: 6 • LAND AREA: 2.432 m<sup>2</sup>

Property ID: ES23385516 - 29670 Marbella / Guadalmina – Andalusien

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## At a glance

Property ID	ES23385516	Purchase Price	3.490.000 EUR
Rooms	6	Equipment	Swimming pool, Fireplace
Bedrooms	3		
Bathrooms	3		

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## Energy Data

Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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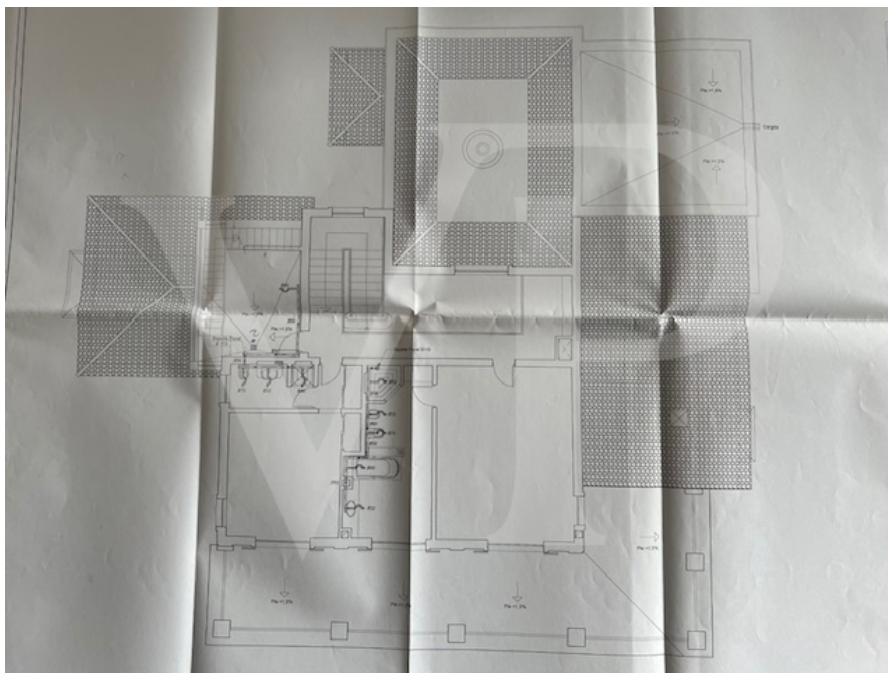
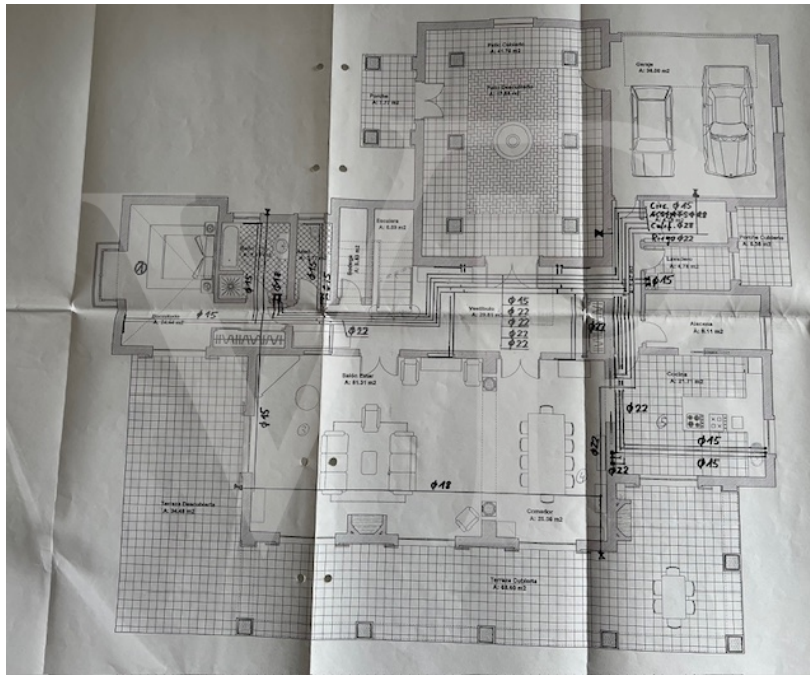
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## A first impression

This magnificent house, designed by a German architect, has a plot of almost 2.500 m<sup>2</sup> and is located in the exclusive and private urbanisation of Guadalmina Baja very close to the sea. Entering this beautiful and elegant family home through a beautiful Andalusian courtyard with fountain, one immediately appreciates the comfortable layout and the unique character of this home. The entrance hall gives a feeling of spaciousness due to the gallery architecture. Due to its design and high ceilings, several cosy atmospheres have been created between the entrance hall, the living room with fireplace, the dining area and the kitchen area and its adjoining terraces. Large windows give access to the outside to a terrace, which is differentiated into various ambiances and beautifully decorated. This terrace, with a great orientation, is very pleasant to enjoy the views to the garden and the swimming pool. This house has 3 generous bedrooms with en-suite bathrooms, one located on the ground floor with direct access to the garden, and the master bedroom plus another bedroom are located on the upper floor. Both have direct access to a fantastic terrace of very good dimensions. The master bedroom also has many wardrobes and a particularly spacious bathroom. In addition to the kitchen there is a large pantry, a separate utility room, a large closed garage, a guest toilet and plenty of storage space in general. All the rooms have windows and views to the exterior, which gives a great luminosity to the whole property. It is worth mentioning that from the first floor there is a staircase leading to a terrace-viewpoint from which there are wonderful 360 degree views. The plot stands out for its well-kept garden with mature vegetation offering absolute privacy and shaded areas. It is possible to increase the buildability of the property. It is a very unique property, very warm and well cared for. It is located very close to the beach so it is easy to walk and perfect to enjoy with family and friends.



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## All about the location

LOCATION: The area of Guadalmina Baja is known as one of the most elegant, secure and consolidated residential areas of Marbella. It is characterised by large private villas, the Guadalmina Hotel and the Real Club de Golf Guadalmina, as well as the infrastructure of a Commercial Centre, with a wide variety of fashionable restaurants, shops, banks, cafes and local businesses. The good infrastructure, the proximity to San Pedro de Alcántara with all its services, and several international schools such as Laude International School or Colegio San José located in the area, make this area the ideal place to acquire a permanent or holiday residence. Marbella centre is only a few minutes' drive away and Malaga international airport can be reached in just 35 minutes.

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## Contact partner

For further information, please contact your contact person:

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