

## Villa

Guadalmina Alta



Rooms: 4

Bathrooms: 4

M<sup>2</sup>: 301

Price: 1,850,000 €

Status: Sale

Property Type: Villa

Reference: R4101955

Publish date: 12.05.23

Overview: 1 PLOT AND 1 PLOT WITH VILLA! Unique opportunity in one of Marbella's most sought after golf course community. Impressive house of solid construction on large plot in an ideal location within the private urbanization of Guadalmina Alta, with 24 hour security and at the end of a cul-de-sac, which allows this property to enjoy great tranquility, as well as being completely surrounded by the Guadalmina golf course. DISTRIBUTION Entering from the street we find a large outdoor area within the plot for parking several cars, a south-facing pool, and the entrance of the house. We enter directly into the large living/dining room with a wood-burning fireplace, and from here we access on the right hand side to an independent kitchen with utility room, and a bedroom and en-suite bathroom with direct access to the front pool. To the left of the living room we find 1 bedroom with access to the front pool, 1 guest bathroom, and another bedroom with en-suite bathroom and direct access to the terrace that overlooks the rear pool. From the living room we also access a large glazed winter terrace, also with direct access to the rear terrace and second large pool. Going down some stairs, we access the basement, where we find the closed garage, another bedroom with an en-suite bathroom and a glazed terrace, as well as another room that could be converted into an office/gym space, and a wine cellar. From the basement we have direct access to the garden and the rear pool. This plot has a large garden with lush subtropical vegetation. VIEWS Surrounded by the Guadalmina golf course you can enjoy almost 360 degrees of fairway views that surround it, both to the north, east and west.

With the views and sound of the Guadalmina river in the background, this plot feels like living on an island.

POTENTIAL This price includes the adjoining plot (903m<sup>2</sup>), thus being able to increase the total construction space of the land and build and enlarge two exceptional villas by 33% on the surface of the plot, giving it an additional ca. 300m<sup>2</sup> of interior space. Ideal for investors and developers, due to its spectacular location and m<sup>2</sup> expansion (max ca. 760 m<sup>2</sup> in total on both plots), this property, adding the full m<sup>2</sup> allowed, can be sold for over €4M

---

Features:

Pool, Golf, None, None, Parking, None, None