Costas & Casas
Marbella Real Estate

Plaza Antonio Banderas 1
29660 Puerto Banús, Marbella - Spain
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Move in ready, modern beachside villa for sale in the prestigious Guadalmina Baja in Marbella

Marbella Area

🏠 House ▢ Plot 1492 m² ▣ Built 625 m² ▢ Terrace 177 m² 🛏 6 🚿 6 # Ref. 151960   💶 **3.500.000 €**

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Recently built modern villa near the beach in the chic Guadalmina Baja in Marbella

THE VILLA

- **The flat plot of almost 1.500m2 is only two hundred meters from the beach and has a lawn and a spacious infinity pool.**
- The villa was built using the best materials and consists of 3 floors:
  - Ground floor
    - Stately entrance with a water feature
    - 2 parking spaces for several vehicles
    - Hall with guest toilet
    - Open plan living room with a spacious lounge, dining- and sitting area with fireplace and TV
    - Large windows from floor to ceiling
    - Spacious open plan kitchen with dining area
    - Bedroom en-suite
    - Spacious covered terrace adjacent to the garden and pool
  - Upper floor
    - 3 Bedrooms en-suite, all with direct access to the pergola-covered terrace.
    - Partly glass balustrades to enjoy the view
  - Lower floor
    - Stairwell of 36m2
    - 2 bedrooms en-suite
    - **Spacious multifunctional space of 110m2**
    - Laundry room
    - Technical room

Other features:

- Marble floors (size tiles 90x90cm) on the ground floor and upper floor. Tile size 60x60cm on the ground floor
- Wooden laminate floors (Quickstep) in the bedrooms
- Non-slip ceramic tiles on the terrace and marble tiles around the pool
- Sanitary items: Villeroy & Boch
- Air conditioning for cooling and heating from Daikin
- Underfloor heating
- Neff white goods
- Pre-installation heating and pool cover

THE LOCATION

- Guadalmina Baja is one of the most famous and consolidated areas of the Costa del Sol. Traditionally it has been one of the most sought-after areas for the Spanish aristocracy and houses some of the most impressive villas in Marbella.
- The entire urbanisation is divided in two by the coastal road, namely in the northern "Alta" and in the southern, by the sea, "Baja", where the latter is the most prestigious part.
- Guadalmina Baja is bordered to the north by the A7 motorway, to the south by the sea, and to the east and west by the Guadalmina golf course.
- On the coastal road you will find the local commercial centre and an international school. Within a few minutes' drive you are in the cosy and quite renovated San Pedro with all its amenities, numerous restaurants and tapas bars. A few minutes' drive further is Puerto Banus.
- Guadalmina baja is a flat urbanization with beautiful streets, avenues and stately old and new villas.
- Furthermore, the urbanization houses the four-star Hotel Guadalmina Spa and Golf Resort with its Beach Club and the ruins of the Roman terms La Bóvedas from the 3rd century AD. The archaeological site is 7000m2. Adjacent is the Dantonelas Beach Club and the Chiringuito (beach club) Macaao.
- Within walking distance in neighbouring San Pedro are some famous Beach Clubs such as El Ancla and Bora Bora, followed by the beach promenade to Puerto Banus and the centre of San Pedro.

For a detailed list of materials, specifications, floor plan and/or viewing please contact us.

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