



**Beautiful, picturesque house for sale immersed in Andalusian charm a stone's throw from the beach in Guadalmina Baja, Marbella**

Marbella Area

House - Built 144 m<sup>2</sup> Terrace 28 m<sup>2</sup> 3 3 # Ref. 156909

575.000 €

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## Characterful house for sale within walking distance of the beach in Guadalmina Baja, Marbella

### OFF MARKET

### PROPERTY HIGHLIGHTS

- A short walk from the beach, golf course and all amenities.
- One of the largest properties in the urbanisation.
- Recently renovated to a high standard.
- Ideal as a permanent home or second residence.
- High rental yield.
- Must sell, reduced in price!

### THE LOCATION

- Unbeatable location in a small private Andalusian village just a hundred metres from the beach.
- Close to the Guadalmina Hotel and a beach club.
- Walking distance to all amenities including supermarkets, restaurants, schools, the Guadalmina Golf Course and all kinds of services.
- The urbanisation has access to a communal swimming pool during the summer months.

### THE PROPERTY

#### In figures:

Built-up area: 144m<sup>2</sup>  
Patio area: 28m<sup>2</sup>  
3 bedrooms, 3 bathrooms  
2 residential floors

#### Description:

- **Semi-detached house in immaculate condition.**
- **A combination of earthenware, wooden and wicker materials, mosaic tiles and warm colours was used to finish both the interior and the outdoor patio, which is reflected in a typical Mediterranean look.**
- Storage room and parking space included.

## **Distribution:**

### Ground floor

- You walk straight into the cosy open-plan living space with a fireplace lounge and integrated dining room.
- Guest toilet and guest bathroom.
- Closed, complete kitchen.
- Office space, possibly to be converted into a bedroom.
- Access to a spacious, sunny patio with chill-out facilities.

### Upper floor

- 1 guest bedroom en suite.
- Master bedroom en suite.

## **Other features:**

New electrical wiring throughout the property.  
Air conditioning.  
Fireplace.  
Fitted wardrobes.  
Awnings.





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