



**Mediterranean luxury villa for sale just steps from the beach and amenities in Guadalmina Baja, Marbella**

Marbella Area

🏠 House 📏 Plot 2430 m<sup>2</sup> 🏠 Built 633 m<sup>2</sup> 🏠 Terrace 115 m<sup>2</sup> 🛏 3 🚿 2 # Ref. 157355

🏠 3.750.000 €

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## Traditional style luxury villa for sale within walking distance of the beach in Guadalmina Baja, Marbella

### PROPERTY HIGHLIGHTS

- Within walking distance of the beach, golf course and commercial centre.
- Spacious plot with mature garden.
- Sold furnished.
- Absolute privacy and tranquillity.

### THE LOCATION

Very quiet location in a green, preferred area of Marbella, a stone's throw from the beach.

All amenities are within easy reach including international schools, golf courses, supermarkets, banks, restaurants, bars and more.

Easy access to the A7 coastal road.

### THE VILLA

#### In figures:

Plot size: 2.430m<sup>2</sup>

Total built area: 633m<sup>2</sup>

Interior surface: 518m<sup>2</sup>

Surface area of terraces: 115m<sup>2</sup>

3 bedrooms, 2 bathrooms

Guest toilet

#### General:

**Located on a large, flat plot, completely surrounded by high cypress trees.**

Lush landscape garden with lots of greenery.

Private swimming pool surrounded by lawn.

A central outdoor patio and several open and covered terraces provide ample space for installing lounge or dining facilities.

#### The villa itself:

**Detached villa, built in a typical Andalusian architectural style.**

When you walk in, you enter the double-height entrance hall that opens onto the large living space.

Cozy living room with a charming, **classic fireplace** and an integrated dining area.

Separate kitchen, fully equipped with quality appliances and a utility room.

From the living room, high windows provide access to the attractive outdoor area.

The upstairs landing overlooks the ground floor.

The 3 bedrooms and 2 bathrooms are located on the top floor and enjoy a sunny terrace.

Warm, terracotta floors.

Indoor garage for 1 car.

**Other characteristics:**

Classic fireplace.

Air conditioning.

Fitted wardrobes.

Charging point for electric car.





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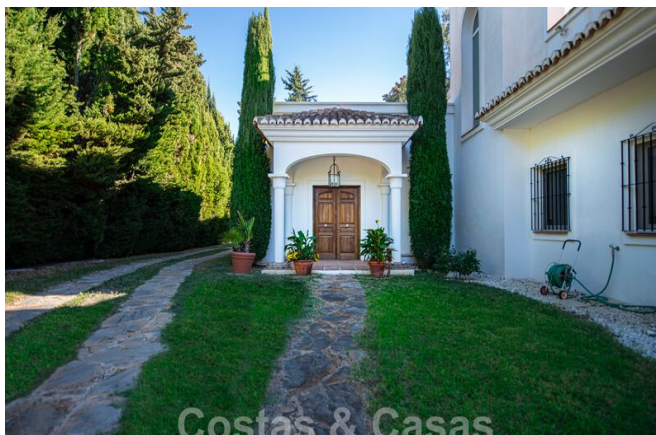
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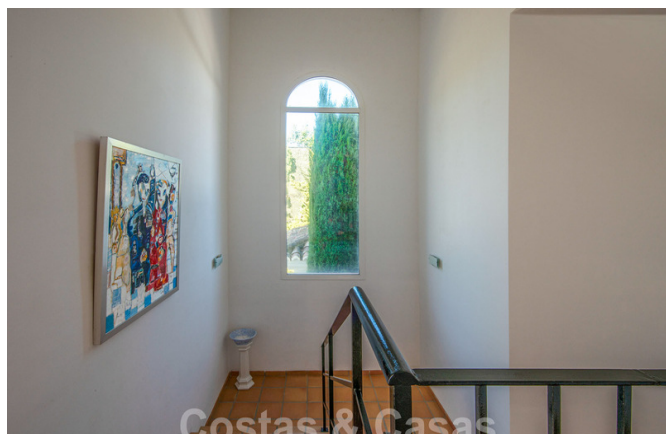
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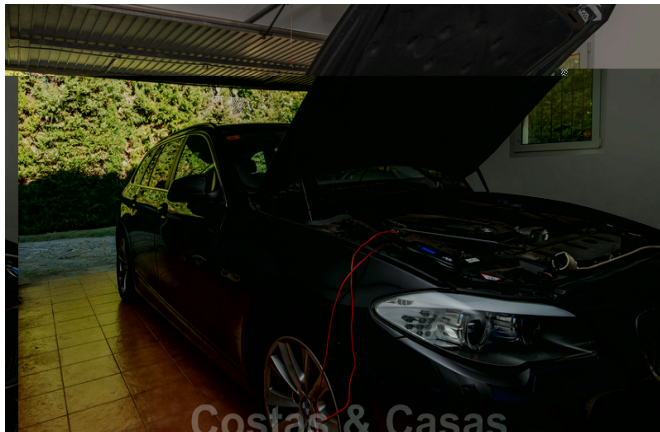
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