



**New single-storey modern Mediterranean villa for sale, frontline golf, close to San Pedro - Marbella**  
Marbella Area

🏠 House 📏 Plot 1260 m<sup>2</sup> 🏠 Built 467 m<sup>2</sup> 📏 - 🛏 4 🚿 4 🏠 Ref. 157420

💰 2.850.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## New single-storey villa for sale in Guadalmina, near San Pedro - Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- New single-storey villa.
- Frontline golf.
- Walking distance to the clubhouse and amenities.
- Modern-Mediterranean architecture.
- Designer pool.
- Veranda with underfloor heating.

### THE LOCATION

Located right on the golf course, just a 5-minute walk to the Golf Club and from all amenities.

The golf club has a number of excellent facilities such as a restaurants, paddle and tennis courts, a swimming pool and a cafeteria.

Close to a commercial centre and amenities such as banks, a supermarket, numerous restaurants and shops.

A short drive to the city centre and the beautiful beach promenade of San Pedro.

Puerto Banus with its wide choice of stylish boutiques and cosy restaurants is just a 7-minute drive away. 15 minutes to Marbella centre.

### THE VILLA

#### In figures:

Plot size: 1.260m<sup>2</sup>  
Built-up area: 467m<sup>2</sup>  
4 bedrooms, 4 bathrooms  
Guest toilet

#### General:

Spacious, fully fenced plot accessed via a motorised gate.  
Manicured garden with a private pool surrounded by a sun terrace.  
The pool has the same 120x120 tiles in the same colour as the rest of the villa.  
A covered terrace at the front of the house is provided with a barbecue area.

## **The villa itself:**

### **Newly built villa with modern-Mediterranean architecture.**

Built with attention to superior finishing.

### **Room-high sliding windows with recessed frames generate plenty of natural light.**

The spacious living room seamlessly connects to the dining room, creating **a large open-plan living space.**

Equipped kitchen with Siemens appliances, breakfast bar and plenty of storage space.

An **attached veranda with underfloor heating(!)** offers extra space and seamlessly connects to the garden.

4 bedrooms each with an en-suite bathroom.

The master suite also enjoys a large dressing room.

Laundry room equipped with Siemens machines.

Indoor garage for 1 car.

## **Other features:**

### **Double glazing with security glass and full thermal bridge.**

Air conditioning.

### **Underfloor heating throughout the property.**

Fitted wardrobes.

Home automation system.

Cream-coloured tiled floors 120x120.

LED lighting.

Outdoor shower.

Motorised shutters.

Alarm system with CCTV cameras.





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