Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
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Modern Mediterranean luxury villa for sale close to all amenities in Guadalmina and San Pedro, Marbella

Marbella Area

House | Plot 1107 m² | Built 320 m² | Terrace 262 m² | 4 | 4 | Ref. 195400

2.995.000 €

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Contemporary luxury villa for sale in Guadalmina Alta, Marbella

HIGHLIGHTS

- Close to the golf course and all amenities.
- Expansive roof terrace with partial sea views.
- Bright interior with open-plan layout.
- Fully furnished and move-in ready.

THE LOCATION

Located in a pleasant residential area, within walking distance of the prestigious Guadalmina Golf Club and just a few minutes' drive from several other golf courses.

All necessary amenities, as well as a wide selection of restaurants, bars, supermarkets, boutiques, and sports facilities, are just a few minutes' drive away.

A short drive to the beach, a 10-minute drive to Puerto Banus, and 45 minutes to Malaga Airport.

THE VILLA

In figures:

Plot: 1,107m²
Built area: 320m²
Terraces: 262m²
Bedrooms: 4
Bathrooms: 4
Guest toilet

General:

Situated on a spacious, fully fenced plot.
High-quality landscaping with Mediterranean evergreens and lawn.
A **built-in swimming pool** with an adjacent wooden sun terrace.
Extensive roof terrace with ample space for a stylish chill-out lounge and inviting outdoor dining.
Views of the mountain landscape and partial sea views.

Description:

The villa is distinguished by its modern design with clean lines and the use of natural stone details, which together create a warm and contemporary feel.
Recently renovated with excellent craftsmanship and high-quality materials.
Entrance hall with floating staircase.
High sliding windows with recessed profiles throughout the villa create a **seamless transition between indoors and outdoors**, allowing abundant natural light to flood in.
The **sleek, trendy interior exudes a chic, luxurious design.**
An open, bright living area combines a stylish TV lounge with a cozy reading nook.
An integrated dining area features a large dining table for 8 people.
A **minimalist designer kitchen** with high-quality Miele appliances and a central island for seating.
There are 4 bedrooms, 4 bathrooms, and a guest toilet.
Laundry room.
Porcelain tiled floors.
Integrated garage for 2 cars.
Additional parking on the property for 2 cars.

Other features:
Air conditioning for cooling and heating.
Underfloor heating throughout the villa.
Aerothermic system.
Custom-made wardrobes.
Double glazing.
Glass balustrades.
Indoor and outdoor LED lighting.
Outdoor shower.
Automatic irrigation system.
Alarm system with CCTV cameras.

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