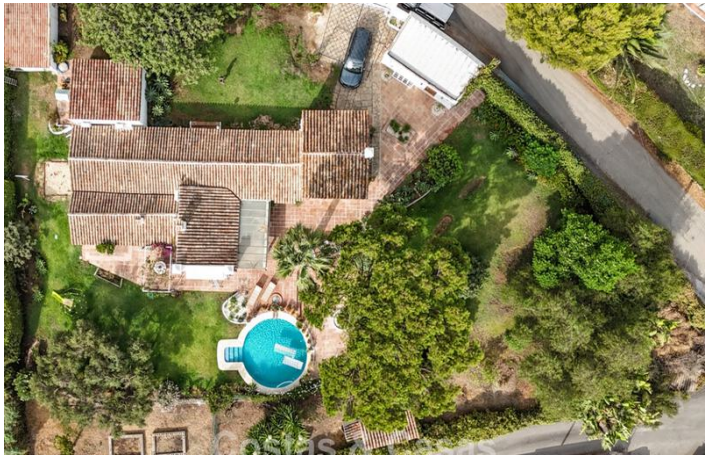
Costas & Casas
Marbella Real Estate

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Charming rustic villa with modern comfort for sale in Guadalmina Alta, Marbella

Marbella Area

House | Plot 2163 m² | Built 284 m² | Terrace 81 m² | 3 to 4 | 2 | Ref. 209333

1.650.000 €

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Renovated villa for sale on a spacious corner plot in Guadalmina Alta, Marbella

HIGHLIGHTS

- Close to Guadalmina Golf and commercial centres.
- Views of La Concha mountain and the lake.
- Annex ideal as a gym, office or guest accommodation.
- Move-in ready.

LOCATION

Situated in a pleasant residential area, just minutes from the prestigious Guadalmina Golf Club and only a short drive from several other golf courses.
All essential amenities, as well as a wide selection of restaurants, bars, supermarkets, boutiques and sports facilities, are just a few minutes' drive away.
For beach lovers, the coast of San Pedro de Alcántara is approximately a 10-minute drive, featuring a beautiful promenade and popular beach clubs.

THE VILLA

In figures:

Plot: 2,163 m²
Built area: 284 m²
Terrace area: 81 m² (of which 12 m² covered)
Bedrooms: 3 (possibility for a 4th bedroom)
Bathrooms: 2
Guest toilet

General:

An expansive, fully fenced private plot.
Beautifully landscaped with mature greenery, various fruit trees and space for a vegetable garden.
Spacious terraces, both covered and open, ideal for entertaining or relaxing.
Private built-in swimming pool with adjoining sun terrace.
Perfectly **south-facing**, ensuring a sun-filled interior.
Panoramic views of the mountains and the lake.

Description:

Charming villa that strikes the perfect balance between rustic appeal and modern comfort.
Originally built in 1966 and stylishly **renovated to a high standard in 2024**.
Use of natural materials such as wood, combined with contemporary fittings for a harmonious aesthetic.
A bright interior where indoor and outdoor spaces flow seamlessly together through large windows.
The living area features characterful **wooden ceilings that enhance its authentic charm.**
An impressive **open-plan kitchen**, fully fitted with top-of-the-range appliances, with an adjoining dining area.
3 spacious bedrooms, 2 bathrooms and a guest toilet.
Option to easily create a **fourth bedroom** if desired.
Practical outbuildings currently used as a laundry room, gym and storage space.
These can be creatively converted into guest accommodation or a wellness area.
Carport for two vehicles, with potential for further expansion.

Additional features:
Newly installed air conditioning for cooling and heating.
Cosy fireplace in the living room.
Fitted wardrobes.
Double glazing.
Modern alarm system.
Automatic irrigation system.

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