Luxury Realty
real estate

+34 604 489 646
info@luxury-realty.com
luxury-realty.com



GUADALMINA ALTA

Вилла в Guadalmina Alta

1 440 000 €

РЕФЕРЕНС R5332918

5	4	418 m²	551 m²
СПАЛЬНИ	ВАННЫЕ	ПЛОЩАДЬ	УЧАСТОК













Описание

Immaculate Villa in the Prestigious Villas y Golf Urbanization — Guadalmina Alta We are delighted to present this exceptional family villa located in one of Marbella's most desirable and secure residential communities: Villas y Golf in Guadalmina Alta. Set within a gated community, the property has been meticulously maintained and is in impeccable condition, ready for its new owners to move in and enjoy immediately. The villa offers a total built area of 418 m² on a 551 m² plot, providing generous living spaces designed for comfort and family living. The property features 5 spacious bedrooms, 4 full bathrooms, and an additional guest toilet, making it ideal for both family life and entertaining. Designed with comfort and efficiency in mind, the home is equipped with high-quality solar panels and a modern diesel heating system, ensuring year-round comfort while improving energy efficiency. Additional features include a large private garage for two cars located in the basement, beautifully landscaped private gardens, and spacious terraces perfect for enjoying outdoor Mediterranean living. About Villas y Golf The exclusive Villas y Golf community offers residents privacy, security, and an excellent lifestyle, with 24-hour security and beautifully maintained communal areas. Facilities include a large swimming pool, landscaped gardens, a children's playground, and a private football pitch, creating a welcoming and family-friendly environment with an international community. Community Fees: €361 per month Annual Taxes: IBI (Property Tax): €2,595 per year Basura (Refuse Collection): €184 per year Heating System: Powered by a diesel boiler, newly installed in December 2025 Average seasonal consumption: approximately 1,500 litres Energy & Efficiency: Solar water heating system with roof-mounted panels (replaced one year ago) Upgraded with a brand-new system pump High-quality Italian Finstral windows installed throughout Utilities: Connected to mains gas supply Situated in the heart of Guadalmina Alta, San Pedro de Alcántara, the villa is surrounded by renowned golf courses and is just 5 minutes from the beach, international schools, restaurants, and all essential services, as well as the vibrant lifestyle of Marbella.

Детали

Референс	R5332918	Тип объекта	Вилла
Статус	Продажа	Цена	1 440 000 €
Спальни	5	Ванные	4
Площадь	418 m²	Участок	551 m²
Терраса	–	Парковка	по запросу

Характеристики

Бассейн, Кондиционер, Отопление, Вид на горы, Частный сад, Охрана 24/7, Парковка

Личная консультация

Запросите информацию или частный просмотр — лично или по видеосвязи.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella