



## Detached Villa for sale in Guadalmina Alta, Marbella

**2,850,000 €**

Reference: RS10361 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,260m<sup>2</sup> Build Size: 467m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

A superb ready-to-move into villa in the exclusive Guadalmina Alta.

Main features include:

1260m<sup>2</sup> plot.

Constructed area: 467m<sup>2</sup>.

4 bedrooms.

4 bathrooms on site.

1 toilet.

Large living room with integrated dining room.

Heated exterior porch with underfloor heating.

Large master bedroom with dressing room, bathroom with solid surface freestanding bathtub + double shower.

Laundry room with Siemens washing machine and dryer.

Large entrance door in Bi-Color, following the interior line of the rest of the doors.

High bandwidth Wifi point.

TV and Wifi sockets in all bedrooms.

Jung's electrical mechanisms.

Pre-installation of solar panels for DHW on the roof.

Pre-Installation of Photovoltaic panels on the roof.

Various decorative and functional exterior lighting circuits.

Interior lighting with LEDs throughout the house and curtain rods.

Interior and exterior tiles and flooring of Italian design in 120x120cm.

Aluminum skirting board embedded in work in Matte white.

Exterior staircase with lighting integrated into the steps.

10 HD security cameras throughout the exterior with the possibility of seeing everything from anywhere in the world.

Large closed garage for 1 vehicle.

Covered exterior porch with glass pergola and integrated barbecue area.

Exterior porch integrated into the home, air-conditioned and closed with security shutters.

First Line Golf in Guadalmina Alta.

2 Min. Walking to the Guadalmina Alta Golf Club.



## Features:

CloseToShops

SurveillanceCameras

FullyFittedKitchen

GardenView

OpenPlanKitchen

CloseToChildrenPlayground

CloseToTown

AmenitiesNear

SecurityService24h

PoolView

ExcellentCondition

CloseToSchools

Airconditioning

KitchenEquipped

CloseToGolf

GatedCommunity