



## Detached Villa for sale in Guadalmina Alta, Marbella

799,000 €

Reference: R4875772 Bedrooms: 4 Bathrooms: 3 Plot Size: 692m<sup>2</sup> Build Size: 242m<sup>2</sup> Terrace: 60m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Fantastic 4 bed 3 bath, West facing detached villa in Valle del Sol, Guadalmina Alta. This home has retained its Andalusian character and charm and is bright and spacious inside. All bedrooms are large and have plenty of natural light as well as A/C. Furniture is optional. Being West facing, this home is bathed in sun all day, and offers the most magical sunsets from the terrace and pool area which overlook a meadow, the Guadalmina river and the surrounding hills. The swimming pool is 9m x 4m and the pool area has been terraced to allow for sunbeds and the all important summer kitchen and BBQ area. There is a garage for covered parking, plus private parking for a further 3 cars if needed.

Features: Garage, Carport, A/C, fireplace, Solar panels, open views, outdoor kitchen/BBQ, private garden, private pool.

House build: 183 m<sup>2</sup>

Garage and storage: 31 m<sup>2</sup>

Covered terrace: 28 m<sup>2</sup>

BBQ area: 9 m<sup>2</sup>

Location: Valle del Sol is just by Guadalmina Alta. The house is about 500 meters from Guadalmina Golf course, a few minutes drive to some of the best international schools in the area, 5 minutes by car to the beach, San Pedro de Alcántara town, as well as the commercial centre of Guadalmina where you will find an array of very good bars and restaurants, as well as shops, supermarkets, banks etc. About 5 mins in car to four international schools, 10 mins to Puerto Banus and about 40 mins to Malaga airport. The immediate area boasts 3 golf courses: Guadalmina, Atalaya and Los Arqueros and is a few minutes from the fantastic waterski lake with pool and restaurant which is very popular with families.

This house has a great feeling when you walk in and the running costs are very low. IBI is €866/yr, rubbish is €139/yr and community fees are only €42/month.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque  
Access for people with reduced mobility

### Views

Mountain  
Country  
Garden  
Pool

### Pool

Private

### Garden

Private

### Category

Holiday Homes  
Investment  
Resale

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One