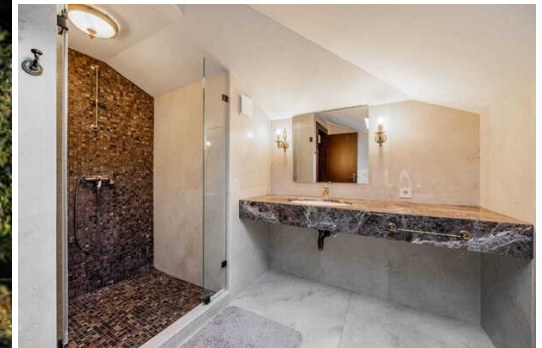


BEAUTIFUL LUXURY GRAND VILLA Guadalmina Baja, San Pedro de A

Spain, Marbella, Guadalmina Baja

Villa - REF: TGS-A3140



Nº Bedrooms: 6
Sauna
Air conditioning

Nº Bathrooms: 7
Private SPA
BBQ

Parking
Private garden
Dishwasher

M² built: 1547 m²
Beach Front
TV

M² plot: 4 m²
Sea view
Washing machine

Wifi
Garden View
Store Room

Heated Pool
Communal lift
Massage room

Jacuzzi
Private lift
Cinema/tv room

Activities in resort

Cycling

Golf

Hiking

Mountain-Biking

Riding

Sailing

Surfing

Tennis

BEAUTIFUL LUXURY GRAND VILLA Guadalmina Baja, San Pedro de Alcántara

This stunning luxury property is offered for sale in the prestigious Guadalmina Baja, a lovely seaside part of western Marbella located between legendary Puerto Banus and Estepona, within easy reach of the nearby marina, San Pedro, Golf Valley of Nueva Andalucia and Marbella. This oasis of peace and beauty has all amenities nearby. Guadalmina Golf Club is one of the first and best golf clubs on the Costa del Sol, with two 18-hole courses, one of which is unique, leading right to the beach. You will find a nice commercial centre, restaurants, deluxe Guadalmina Spa & Golf Resort facilities, Blue Flag beaches with stylish chiringuitos, tennis clubs, international schools, protected historic areas, and of course, fascinating luxury residences.

Set on a plot of 1.469 m², the south/west-facing mansion of 1.018 m² has 3 levels connected with a lift. A hall entrance has a double high ceiling and access to a big office with very nice details on the ceiling. You will find a living room, a TV lounge with a fireplace and a separate dining room with access to the covered terrace and to the swimming pool area with pre-installation for heating, and another separate covered terrace with a fully equipped outdoor kitchen and sauna. The charming pavilion adds a sense of elegance and is perfect for al fresco family dinners or get-together parties, barbecues, day refreshments and evening cocktails. Back to the house is a guest toilet and a large beautiful, fully fitted kitchen equipped with Miele appliances (double fridge, fridge for wine, etc.). The first floor features 2 big guest bedrooms with

fitted wardrobes and a bathroom, and an imposing Master bedroom with a terrace, 2 bathrooms and fitted wardrobes for 'her' and for 'him'. The second floor offers 2 guest bedroom suites with bathrooms, a games room and a private terrace. The basement has a staff apartment, a guest toilet, 2 storage rooms, a wine cellar, a laundry room, a gym, and technical and machine rooms. It has a separate entrance and a garage for 6 cars. There is also a carport for 4 cars.

Surrounded by beautiful nature and the luxury properties of Guadalmina, this high-end house with serene garden views house comes in excellent condition, with glass doors, fitted wardrobes, double-glazing, Domotic system, beautiful wooden elements, magnificent marble and wood floors with underfloor heating (by water), speakers music in every room, air conditioning, solar panels, electric shutter, alarm, 14 surveillance cameras outside. All these things can be managed with the phone. This special high-end property, a classic Mediterranean Beauty, has to be seen!

Taxes and fees

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



