



## Adosada en alquiler en Guadalmina Alta, Marbella

7.500 - 7.500 €

Referencia: R4991146    Dormitorios: 3    Baños: 3    Construido: 162m<sup>2</sup>    Terraza: 35m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Exclusive listing, nestled in the serene neighbourhood of Guadalmina Alta, situated strategically between Estepona and Marbella, this stunning 3-bedroom townhouse offers an idyllic front-line golf living experience. The property is conveniently located within a stone's throw from the Guadalmina shopping centre, the prestigious Guadalmina golf course, and its welcoming clubhouse, boasting breath-taking views of the lush golf course and the majestic mountains.

Access to this exclusive community is secured through private electric gates, opening up to a dedicated driveway that accommodates one car. The townhouse itself presents an impeccable state of maintenance, showcasing a bright, contemporary design spread across three floors, featuring a sleek modern kitchen and spacious living areas throughout.

On the ground floor, the property unveils a luminous modern kitchen and an expansive open-plan living/dining space, complemented by a wood-burning fireplace. This area also includes a separate office space, enhanced with a Sonos sound system, and leads to an outdoor decked garden through folding patio doors. Here, a plunge pool and spectacular golf course views await to enchant its residents.

Ascending to the first floor, the master suite serves as a private retreat, offering an ensuite bathroom and a dressing area, bathed in natural light and opening to a generous terrace equipped with a Jacuzzi – a perfect vantage point to soak in the sublime views. An additional double bedroom and a family bathroom are also found on this level, catering to family living with ease.

The lower level of the house is designed for entertainment and relaxation, featuring a large cinema and lounge area complete with a bar. This space leads to the third bedroom, complete with an ensuite bathroom, making it an ideal spot for guests or teenage family members seeking privacy.

This exceptional property is not just a home but a lifestyle choice, offering a unique blend of luxury, comfort, and proximity to the vibrant areas of San Pedro de Alcántara and Puerto Banús, renowned for their exquisite dining, shopping, and leisure facilities.



## Características:

### Características

Terraza Cubierta  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Apptmnt. Huéspedes  
Lavadero  
Jacuzzi  
Bar  
Barbacoa  
Fibra óptica

### Vistas

Vistas a Montaña  
Vistas a Golf

### Piscina

Piscina Comunitaria  
Piscina Privada

### Seguridad

Recinto Cerrado  
Alarma  
Portero Automático

### Categoría

Golf  
Lujo

### Orientación

Orientación Sureste  
Orientación Suroeste

### Posición

Urbanización  
Primera línea de Golf

### Muebles

Completamente Amueblada

### Aparcamiento

Parking Privado  
More Than One

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Chimenea

### Estado

Excelente estado de conservación

### Jardin

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable