Sales - House - Marbella

1.015.000€











Ref.-ID: MIBGR5384662 **Marbella** **House**

Community: 3,840 EUR / year **4** **4** **236 m2** **40 m2**

Magnificent townhouse in a luxury urbanization next to the Real Club de Golf de Guadalmina. The urbanization was designed by architect César Leiva, and we can see his signature farmhouse-style imprint in it. Enjoy the privilege of living in one of the most exclusive areas of Guadalmina, surrounded by nature and high-level services. This spectacular townhouse, located in a private luxury urbanization, stands out for its spaciousness, design, and excellent facilities. The community features large garden areas, two swimming pools, a children's playground, a multi-purpose sports field, and a fenced 23,000 m² park, ideal for walking, exercising, or enjoying time with your pets. Property layout: Main floor: a space to enjoy with the family Upon entering the home, separate from the living room, we find a large, fully equipped kitchen designed to offer maximum functionality. It includes a cozy breakfast area, perfect for starting the day in a bright and comfortable environment. The living room, spacious and full of light, combines an elegant fireplace with a dining area ideal for family or friend gatherings. From here, there is access to a large west-facing terrace, where you can enjoy long hours of sunshine and unforgettable sunsets. This outdoor space becomes the perfect place to relax, host dinners, or simply disconnect surrounded by tranquility. We also find a guest toilet. Upper floor: Going up a staircase with natural light thanks to its large skylight, we find the upper floor, dedicated to rest and privacy. The master bedroom stands out for its spaciousness and functional design. The fully lined built-in wardrobes offer exceptional storage space. Its en-suite bathroom features a bow window that provides unique brightness, creating a relaxing and welcoming atmosphere. In addition, the bedroom has access to a private terrace with clear views of the countryside, a perfect corner to start the day with energy or enjoy a moment of calm. The other two bedrooms are equally spacious and bright. One of them includes a private east-facing terrace, ideal for enjoying the morning sun. Both share a full bathroom, perfectly equipped to meet the needs of the whole family. Basement floor: The basement floor surprises with its functional design and brightness, thanks to the window to the outside that provides natural light and ventilation. This level has been conceived as a multi-purpose space that can be adapted to your needs: Games room, for the entertainment of the little ones. Gym, perfect for staying active without leaving home. Office or workspace, ideal for those looking for a quiet place to concentrate. Even as an additional bedroom, as it has a full bathroom with a shower, ensuring maximum comfort for guests or family members. Additional details The property includes two parking spaces: one private uncovered and one covered, ensuring convenience for your vehicles. The perfect place to live or enjoy vacations. This home is ideal for families with children looking for a permanent residence in a quiet and safe community, or for those who want a second home near the best beaches, golf courses, and restaurants in the area. Its proximity to the Guadalmina Shopping Center, just a 20-minute walk away, allows easy access to all kinds of services. The house is furnished. Semi-Detached House, Marbella, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 236 m², Terrace 40 m², Garden/Plot 40 m². Setting : Close To Golf, Close To Shops, Close To Schools, Urbanisation. Orientation : East, West. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, U/F Heating. Views : Garden. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal, Private. Security : Gated Complex. Parking : Underground, Garage, Covered, More Than One, Private. Category : Golf, Resale.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Resale