



# Maison semi-défectée à vendre à Marbella

877 000 €

Référence: R5150317    Chambres: 5    Bain: 5    Terrain: 246m<sup>2</sup>    Construite: 210m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

Imagine coming home after a day at school with the kids or on the golf course. You park in your own 91 m<sup>2</sup> private garden, where a welcoming porch marks the entrance to a home designed for family living. The spacious living room, filled with natural light thanks to its large sliding windows, is perfect for family movie nights or afternoons of play with the little ones. From here, you step out onto the terrace, ideal for al fresco dining under the ceiling fan in summer, while the children run freely towards the 57 m<sup>2</sup> private garden with direct access to the community's swimming pools and paddle court. The generous kitchen, with plenty of space to cook together, connects to the laundry area and a service bedroom with its own bathroom – perfect for guests or household help. On the first floor, the three en-suite bedrooms provide the privacy every family needs, with sunny terraces to enjoy peaceful breakfasts before the day begins. And when the teenage years arrive, the top floor becomes the perfect retreat: an independent bedroom with bathroom, terracotta flooring and a 20 m<sup>2</sup> private terrace overlooking the gardens. This magnificent home, combining space, privacy and a unique Mediterranean lifestyle, is located in Guadalmina Plaza, an exclusive gated community of just 19 townhouses arranged in a circle. Living in Guadalmina Baja means much more than owning a house. It's about enjoying family walks through quiet and secure streets, afternoons at the beach just minutes away, proximity to private schools such as San José, and belonging to a discreet and exclusive community that values quality of life. Guadalmina Baja is located on the western edge of Marbella, between San Pedro de Alcántara and Estepona, bordered by the N-340 coastal road to the north and the Mediterranean Sea to the south, with a 1.5 km beach of fine sand and calm waters. The area stands out for its serene, elegant and secure environment, with renowned golf courses and top schools nearby, and excellent connections to Marbella, Puerto Banús and Málaga International Airport (45 minutes). Here, every corner is designed to create family memories: from breakfasts on the terrace to summer afternoons by the pool, and gatherings with friends in an elegant and tranquil setting. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. AGB



**Spécification:**

**Caractéristiques**

- Terrasse couverte
- Terrasse privée

**Piscine**

- Communautaire

**Sécurité**

- Système d'alarme

**Contrôle du climat**

- Chauffage central

**Meubles**

- Partie fournie

**Cote d'énergie**

- C

**Condition**

- Bien

**Cuisine**

- Entièrement équipée

**Cote d'émission de CO2**

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