

GUADALMINA ALTA, SAN PEDRO DE ALCANTARA



bedrooms **5** bathrooms **5** built **557** _{m²} terrace **179** _{m²} plot **990** _{m²}

SPECTACULAR NEWLY RENOVATED VILLA IN A PRESTIGIOUS AND QUIET AREA, GUADALMINA ALTA

Stunning 5-bedroom villa nestled within a serene environment close to the Guadalmina Golf Club.

Newly renovated with the best qualities, using light tones and natural materials, this gorgeous property is distributed on 3 levels. The ground floor incorporates spacious living and dining areas, fully-fitted kitchen equipped with Bosch appliances, 2 bedroom suites, laundry room and a guest toilet. The living room nicely connects to the columned porch and the swimming pool area with gazebo. From there, stairs lead down to a lush mature garden providing a delightful outdoor retreat.

The upper level comprises 2 bedrooms, both en-suite and one with a walk-in closet. The bedrooms have access to an expansive solarium terrace with shower.

The lower level encompasses a versatile semi-basement area ...

community **46 €** _{month} garbage **342 €** _{year} ibi **2.125 €** _{year} for sale **1.850.000 €**















Guadalmina Alta, San Pedro de Alcantara

Spectacular newly renovated villa in a prestigious and quiet area, Guadalmina Alta

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The upper level comprises 2 bedrooms, both en-suite and one with a walk-in closet. The bedrooms have access to an expansive solarium terrace with shower.

The lower level encompasses a versatile semi-basement area with a bedroom, en-suite bathroom, and a dressing room. These spaces can readily serve as a fitness area or storage facility as needed. The property also includes an ample garage located on the ground level.

Other features: luxury finishes and exterior 60s, solid wood carpentry, ceramic floors, Iroko wood bathroom countertops, interior staircase with Iroko wood, alarm, video entrance, armoured entrance gate.

Located in a quiet setting, in proximity to the Guadalmina Golf Club and Guadalmina shopping mall, with all amenities close at hand and the beach less than 2 km away.

Reference	487670	Beds	5	Built m ²	557
Type	Villa	Baths	5	Interior m ²	378
Location	Guadalmina Alta, San Pedro de Alcantara	En-suite Baths	6	Terrace m ²	179
		Guest Toilets	1	Plot m ²	990
		Pax	---		
Pool	Private	Community	46 € / month	Levels	3
Garden	Private	Garbage	342 € / year	Floor	---
Garage	Private	IBI	2.125 € / year	Orientation	South
Parking slots	---	Construct Year	1971	EPC	In Progress

For sale

1.850.000 €

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.