



## APARTMÁN V NEJVYŠŠÍM PATŘE 3 LOŽNICE

📍 Guadalmina Alta

**REF# R4660489 – 499.000€**

IBI

600 €/YEAR

Garbage

180 €/YEAR

Community

2520 €/YEAR



3

Ložnice



3

Koupelny



165 m<sup>2</sup>

Built



112 m<sup>2</sup>

Terrace

Fantastic, modern, duplex apartment in Guadalmina Alta overlooking one of the best golf courses on the coast.

#### Property:

3 bedrooms, 3 bathrooms property in a peaceful setting adjacent to one of the wide fairways of Guadalmina Golf. It perfect house for a residential home or for holidays.

The property enjoys a large living room with an impressive feature fireplace. There is modern open plan kitchen with further utility room. Leading off from the lounge there is a large sunny terrace looking over the golf course. There are two generous size bedrooms one with an ensuite bathroom and a further guest bathroom on this level.

On the upper floor there is an enormous master bedroom suite with a fantastic dressing area and modern bathroom featuring a twin shower. There are a further two terraces, one overlooking the golf which leads up to a fantastic roof terrace / solarium. From here you have 360 views over golf, gardens, the community and to La Concha mountain and to the sea. There is ample space for a Jaccuzzi, open air kitchen, dining and recreaton area.

The price includes two parking spaces and two storage rooms which make the property fantastic value.

#### Location:

Situated in the heart of Guadalmina and next to Royal Club de Golf Guadalmina. Shops, bars and restaurants only a couple of minutes drive from the property. You have the feeling of living in a quiet residential, family orientated community yet are minutes from all amenities.

#### Approximate distances:

- Guadalmina Commercial Centre: 2 minutes drive
- Beach: 5 minutes drive
- San Pedro: 5 minutes drive
- Puerto Banus 10 minutes drive



