



## VILLA MIT 4 SCHLAFZIMMER

📍 Guadalmina Alta

**REF# R4544887 – 1.535.000€**

IBI

1638 €/JAHR

Müll

300 €/JAHR

Wohngeld

516 €/JAHR



4

Schlafzimmer



4.5

Bäder



290 m<sup>2</sup>

Built



915 m<sup>2</sup>

Bauland

Superb, recently refurbished, stunning modern villa overlooking the golf course in Guadalmina Alta.

Conveniently built over one level, the property offers light and spacious family living. This property oozes luxury and minimalistic style!

Fully enclosed by an attractive white wall the entrance includes plenty of off-road parking via an electric gate and video entry to the front door.

The wide entrance hall leads to the large open-plan living space. This expansive room includes a feature fireplace with an imitation electric fire. Enormous French doors lead to the raised covered terrace, a beautiful space to enjoy the frontline golf views and gardens. Fully tiled in ceramic wood effect Italian tiles, the pool area is both elegant and functional.

The garden also incorporates lawned areas, palm and fruit trees, and a covered dining area with a summer kitchen.

Inside the villa, the living room is open plan to the dining area and luxury fitted kitchen. This impressive space benefits from lots of windows, sleek white kitchen units, two eye-level ovens, an American fridge freezer and a ceramic hob.

The villa boasts four large and bright double bedrooms each with quality ensuite bathrooms and recently installed fitted wardrobes.

Features include hot and cold air conditioning throughout, underfloor heating (excluding the four guest bedrooms) and an external and internal alarm system. A guest WC, laundry area and plenty of storage.

Guadalmina Alta is a highly sought-after location. The commercial centre is within easy walking distance and provides excellent restaurants, bars, cafes, banks and a supermarket. Colegio San Jose is minutes away with other schools being in close proximity. The location could not be better, only minutes from Puerto Banus, 20 minutes from Estepona and 30 minutes from Malaga airport.

If you are looking for a high-end, modern family villa with excellent views and qualities, look no further!





