

## Villa in Guadalmina Alta

**2,650,000 €**

**Reference:** MLSC1805892 **Bedrooms:** 5 **Bathrooms:** 4 **Plot Size:** 938m<sup>2</sup> **Build Size:** 625m<sup>2</sup>





## Location: Guadalmina Alta

Front line golf modern villa in Guadalmina. Modern villa, new build completed in 2019, located in a quiet area, on the first line of Guadalmina golf with panoramic view to the golf. A few meters away we have the Club House of Real Club de Golf Guadalmina and a large shopping centre with Supermarket, restaurants, bars, etc. On the ground floor we have a magnificent entrance with a door of five meters high, a large open kitchen open to the living room with access to the back garden, living room, 3 bedrooms, 2 bathrooms and a terrace with covered and other open parts that create different ambiances. On the upper floor we find a large master bedroom with its bathroom and dressing room, terrace and another large terrace with pergola, in which it could be extended to make another room. From the first floor you get beautiful golf view. In the basement we have a bedroom with its bathroom, the garage for 3 to 4 cars, a laundry room, machine room, storage room and a large diaphanous room with window in which you can create a leisure area according to the needs of the client. The garden is completely flat, has automatic irrigation system, exterior lights and a pool. The house has air conditioning, underfloor heating, private pool, mountain view. This modern villa is a great investment property for rental income and also because the 625m<sup>2</sup> with possibility to extend for another large bedroom with bathroom.



## Features:

### Features

Condition - Excellent  
Category - Investment  
Category - Holiday Homes  
Features - Near Transport  
Features - Marble Flooring  
Features - Ensuite Bathroom  
Features - Private Terrace  
Features - Fitted Wardrobes  
Climate Control - Hot A/C  
Climate Control - Cold A/C  
Climate Control - Air  
Conditioning  
Features - Satellite TV  
Features - Double Glazing  
Features - Covered Terrace  
Category - Golf  
Features - Basement  
Climate Control - U/F/H  
Bathrooms  
Features - Games Room  
Category - Luxury  
Category - Contemporary

### Energy Rating

X