



## listing



### Informazioni sull'Agente

Nome:	Alissa Heilbron
Nome della ditta:	Inmoban.es
Nazione:	Spain
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+34 (952) 883-330
Languages:	English, Spanish
Sito web:	<a href="http://inmoban.es">http://inmoban.es</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 7,562,319.33

### Posizione

Indirizzo:	Costa del Sol
Pubblicato:	15/04/2024

### Descrizione:

This elegant and refined style villa is located in the prestigious area of Guadalmina Baja, in a private and quiet street offering privacy and exclusivity. Just a few minutes' walk from the commercial centre of Guadalmina, this property offers convenient proximity to supermarkets, pharmacies, internationally renowned restaurants and banking services.

Entering through the car gate reveals the magnitude of this impressive property, which despite its years is kept in impeccable condition thanks to the quality of the materials used in its construction. With an extensive parking area and a covered garage for three cars, the vehicle space is generous and secure.

The main floor features a spacious entrance hall leading to a charming courtyard with an Andalusian-style fountain, while to the left are the living rooms, with a cosy sitting room with fireplace and a library. The dining area connects to an additional living room and a spacious kitchen, equipped with all the necessary amenities, including a breakfast area. Adjacent to the kitchen, there is a laundry room and a maid's bedroom with a full bathroom. In the west wing of this floor, there is an independent flat with two bedrooms, a bathroom, living room with fireplace and fitted kitchen with pantry. In addition, in the east wing, there are two further bedrooms. All terraces and porches are south facing, offering views over the swimming pool surrounded by lush mature gardens.

Upstairs, two spacious bedrooms have large south facing terraces, one of them with an additional sitting



room. Completing the layout of this floor, there are three additional bedrooms, all of them with en suite bathrooms.

Finally, the main building is connected to the semi-basement floor, which houses a gymnasium with separate changing rooms for men and women, sauna, lounge with fireplace and bar, as well as a porch with direct access to the swimming pool. Furthermore, this floor includes a machine room.

In short, this excellent villa offers immense potential to be upgraded with state-of-the-art materials, making it a true architectural marvel.

## Comune

Camere da letto:	9
Bagni:	9
Finito piedi quadrati:	969 mq
Dimensione del lotto:	5061 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: R4696243

