



## listing



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | Alissa Heilbron                                   |
| Company Name:     | Inmoban.es  |
| Country:          | Spain   |
| Experience since: |   |
| Service Type:     | Selling a Property                                |
| Specialties:      |   |
| Property Type:    | Apartments, Houses                                |
| Phone:            | +34 (952) 883-330                                 |
| Languages:        | English, Spanish                                  |
| Website:          | <a href="http://inmoban.es">http://inmoban.es</a> |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 595,000 |

### Location

|          |               |
|----------|---------------|
| Address: | Costa del Sol |
| Posted:  | Jun 17, 2024  |

#### Description:

**SOLE AGENCY:** Wonderful Andalusian style semi-detached villa with private swimming pool situated in a small community a few meters from the Real Club de Golf Guadalmina and a few minutes walk from the Guadalmina Shopping Centre which offers all kinds of services.

The property is in good condition and is distributed over three floors. It offers a magnificent potential for an integral reform to extend its distribution and enjoy new materials and the most efficient technologies.

The main floor consists of a large terrace which leads to the main entrance of the house. On this floor there is a large area which could be used as a dining room or living room and which communicates with a large area with an open fireplace type 'chubesqui' which together with the terracotta floors give a warm and rustic touch to the whole house. This room is also connected to the fully equipped kitchen.

The master bedroom with high gabled ceilings and wooden beams is on the upper floor. The bathroom is en suite. There is also a room which could be used as a dressing room or as an office.

The ground floor consists of two bedrooms, one of them with direct access to the outside terrace which in turn has independent access to the street. Each bedroom has its own bathroom. On this floor, through one of the bedrooms, we access a large storage room with great potential to extend the bedrooms and bathrooms on this floor.



The main terrace is connected through a small staircase to another terrace where there is a small swimming pool perfectly oriented to be able to cool off and relax during the hottest months, although with a small investment it could be kept heated and operational all year round. The pool area is also connected to the terrace on the ground floor where there is a private parking area with the advantage of being able to extend it easily and give it capacity for two more cars.

All in all a unique opportunity to acquire a property with the feel of a detached villa with very low maintenance costs which makes this property an ideal option for families who want to live in all year round or during their holidays, as well as having great potential as a holiday rental property.

Semi-Detached House, Guadalmina Alta, Costa del Sol.  
4 Bedrooms, 3 Bathrooms, Built 139 m<sup>2</sup>, Garden/Plot 255 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Close To Schools, Urbanisation.

Orientation : South West.

Condition : Good.

Pool : Private.

Features : Covered Terrace, Private Terrace, Storage Room, Ensuite Bathroom, Basement.

Furniture : Not Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Parking : Private.

Utilities : Electricity.

Category : Golf, Holiday Homes, Investment, Luxury, Resale.

## Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 4        |
| Bathrooms:        | 3        |
| Finished sq. ft.: | 139 sq m |
| Lot Size:         | 255 sq m |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

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| IMLIX ID: | R4750357 |
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