€ 2,850,000
Ref: 02489

Luxury Villa for sale in Marbella

4 Bedrooms | **4** Bathrooms | **467** m² Interior | **420** m² Plot | **Garage** Yes |






Property Description

This newly built villa in Guadalmina Alta is situated frontline on the golf course and offers a range of high-quality features with all the amenities you need just a 5 minute walk including to the Guadalmina Golf Club itself.

The villa boasts 4 bedrooms, each with its own en-suite bathroom. The bathrooms feature solid surface countertops with integrated sinks, taps from the renowned Ramon Soler brand, and suspended toilets from the Catalano brand with Italian design. Additionally, there is an extra toilet for guests.

The spacious living room seamlessly integrates with the dining room, creating a large and open living space. The exterior porch is heated and features underfloor heating, allowing for year- round enjoyment. The villa also includes a pool and uses 120x120 tiles in the same color as the rest of the house. LED night lighting adds a touch of elegance to the outdoor space.

The master bedroom is particularly impressive, with a dressing room and a bathroom that includes a freestanding solid surface bathtub and a double shower. The laundry room is equipped with

Siemens washing machine and dryer.

The designer kitchen is accompanied by a separate dining room and features high-end furniture, two peninsulas, and top-of-the-line Siemens appliances.

The villa s exterior carpentry is minimalist and designed to provide complete thermal bridge break. The windows have double glazing with interior and exterior safety glass, solar control, argon gas, and low emissivity. Security blinds are installed throughout the house, and opening detectors are present on the windows.

The interior carpentry is lacquered in matte white, with numerous cabinets distributed throughout the house. The villa is equipped with home automation for controlling all aspects of the house, with touch screens in every room. Underfloor heating is installed throughout the entire house, and there are split air conditioning units in every room. The heating and hot water system is poweredby a heat pump, with pre-installation for solar panels on the roof.

Other features of the villa include aluminum skirting boards embedded in the walls in matte white, 10 HD security cameras on the exterior with remote viewing capability, a large closed garage for one vehicle, and two covered exterior porches. One porch features a glass pergola and a barbecue area, while the other is integrated into the house, climate-controlled, and equipped with a security shutter.

Overall, this charming villa in Guadalmina Alta offers a range of high-quality features and amenities, making it an ideal choice for those seeking luxury and comfort in a prime location