Detached Villa in Guadalmina Alta

€1,440,000

Guadalmina Alta, Málaga

Bedrooms: 5 | Bathrooms: 4 | Plot: 551 m² | Built: 418 m²









Overview

Immaculate Villa in the Prestigious Villas y Golf Urbanization — Guadalmina Alta

We are delighted to present this exceptional family villa located in one of Marbella's most desirable and secure residential communities: Villas y Golf in Guadalmina Alta. Set within a gated community, the property has been meticulously maintained and is in impeccable condition, ready for its new owners to move in and enjoy immediately.

The villa offers a total built area of 418 m² on a 551 m² plot, providing generous living spaces designed for comfort and family living. The property features 5 spacious bedrooms, 4 full bathrooms, and an additional guest toilet, making it ideal for both family life and entertaining.

Designed with comfort and efficiency in mind, the home is equipped with high-quality solar panels and a modern diesel heating system, ensuring year-round comfort while improving energy efficiency.

Additional features include a large private garage for two cars located in the basement, beautifully landscaped private gardens, and spacious terraces perfect for enjoying outdoor Mediterranean living.

About Villas y Golf

The exclusive Villas y Golf community offers residents privacy, security, and an excellent lifestyle, with 24-hour security and beautifully maintained communal areas. Facilities include a large swimming pool, landscaped gardens, a children's playground, and a private football pitch, creating a welcoming and family-friendly environment with an international community.

Community Fees: €361 per month

Annual Taxes:
IBI (Property Tax): €2,595 per year
Basura (Refuse Collection): €184 per year

Heating System:
Powered by a diesel boiler, newly installed in December 2025
Average seasonal consumption: approximately 1,500 litres

Energy & Efficiency:
Solar water heating system with roof-mounted panels (replaced one year ago)
Upgraded with a brand-new system pump
High-quality Italian Finstral windows installed throughout

Utilities:
Connected to mains gas supply

Situated in the heart of Guadalmina Alta, San Pedro de Alcántara, the villa is surrounded by renowned golf courses and is just 5 minutes from the beach, international schools, restaurants, and all essential services, as well as the vibrant lifestyle of Marbella.

Amenities

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

Orientation: North Facing, East Facing, South Facing, West Facing

Condition: Good Condition

Pool: Communal Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Mountain Views, Golf Views, Garden Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Marble Flooring, Basement

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Gated Complex, 24 Hour Security, Safe

Parking: Garage

Utilities: Electricity, Drinkable Water, Photovoltaic solar panels

Taxes & Fees

Rubbish: €184 per year

Contact

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