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GUADALMINA ALTA

sypialnie	■azienki	zbudowany m²	taras m²
1	1	55	5

POD■OGA W GUADALMINA ALTA

MARBELLA - LUXURY 1 BEDROOM APARTMENT IN GUADALMINA WITH PANORAMIC VIEWS AND WALKING DISTANCE TO EVERYTHING The property is located in a quiet area at the Real Club de Golf Guadalmina, where you will find two 18-hole golf courses, one of which is a championship course and a 9-hole par-3 course, as well as a large swimming pool, paddle tennis, tennis, croquet, gym and restaurant. One of the finest golf clubs on the Costa del Sol! The apartment has been completely modernized and everything is new, kitchen, bathroom, wardrobes, front door, fireplace, floor, ceiling, electrical installation and plumbing. It consists of: Living room/dining room with Air-Condition and electric fireplace, which can be used all year round, with or without heating. This can be controlled with an app, so you can turn on the heating before you arrive. There is also a panel oven from Adax, which can be controlled via the Internet. Modern kitchen - Countertop in porcelain - 90 cm 4-zone hob from Bora with extractor fan. - Dishwasher from Siemens. Connected WiFi. - Oven from Siemens with microwave and steam oven. - Fridge/Freezer from Siemens. Connected WiFi. Can be controlled from anywhere. - Gunmetal sink and mixer tap. - Plenty of storage space. Spacious bedroom with air-conditioning, large floor-to-ceiling wardrobe and chests of drawers. Modern bathroom with shower tray, glass wall, heated towel rail, mirror with light and heating, vanity unit and large sliding door wardrobe, where you will find shelves, drawers, rods and Samsung washing machine with AI and WiFi. Walking distances 2 mins. to the golf club 10 mins. to Guadalmina center with two good grocery stores, a large number of restaurants of all kinds, as well as doctors, dentists, etc. 20 min. to the beach 25 min. to San Pedro with everything the city has to offer Distances 45 mins. to the airport 10 mins. to Puerto Banus 20 mins. to the center of Marbella Panoramic views over the Mediterranean towards San Pedro and Marbella city in the east and towards Gibraltar and the coast of Africa in the west. Pleasant terrace with furniture. Parking in a private, closed garage/storage room with remote control can be purchased separately for 20.000€ Communal fees 251,92 (quarterly). Plus 7,74 for garage. IBI 343,40 € Garage 24,83 € Rubbish 185,36 €

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