



**SANTOS & FOX**  
INTERNATIONAL PROPERTIES

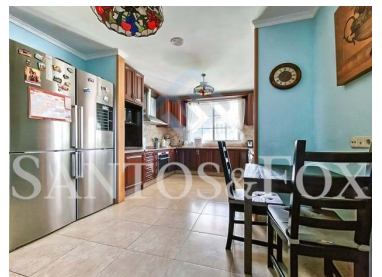
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Reference

Scan the QR code to view the property



## Guadalmina baja - Villa



5	4	382	1690			<b>2 200 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Luxury 5 bed Villa located in Guadalmina Baja, 300 meters from the beach

Magnificent, detached villa with full-size tennis court on a plot of 1.690m<sup>2</sup>, built with high-quality materials and elegant design of Mediterranean architecture with fireplace and a huge living-dining room.

Located in a privileged and very private area of Guadalmina Baja with a south orientation that provides abundant natural light throughout the day to enjoy all year round on its terrace overlooking the private garden and beautiful swimming pool.

The villa is in a secure urbanization with 24-hour security, only 5 minute drive from Puerto Banus, surrounded by the most prestigious Hotels, Golf Courses, and Restaurants of the Costa Del Sol.



**Pedro Teixeira**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Its layout is on 2 floors: on the ground floor, it has a main room and an annex room, 1 bedroom with views of the garden, a bathroom, 1 en-suite bedroom, a fully equipped kitchen, and a dining room with underfloor heating, recently completely renovated and with windows to the main porch and the pool.

On the first floor, we have 3 en-suite bedrooms, the main one with a large and beautiful dressing room and a very large terrace from which we have views of the garden and the tennis court.

We highlight its private pool and tennis court located in the garden part. It has a garage with a capacity for 2 covered vehicles and two more outdoors, with a wide front entrance.

\*Community Fees €1,476 /Year ( €123 /month ).

\*Garbage Tax €197 /Year.

\*IBI Fees €1,880 /Year.

## ENQUIRIES.

Don't hesitate to contact our friendly team for any questions or information you may have about this property.

## Property Features

- Air conditioning
- Fireplace
- Proximity: Mountain
- Tennis Court
- Terrace (m2): 100
- Double glazing
- Solar orientation: South
- Fitted wardrobes
- Pool
- Garden
- Built year: 1999
- Views: Mountain views, Pool view, Garden view
- Walking distance to beach
- Garage

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