

## Villa for sale in Guadalmina Baja, Costa del Sol

3 Bedrooms | 3 Bathrooms | 234 m<sup>2</sup> Interior | 33 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,200 IBI | € 240 Rubish tax | € 2,484 Community fees



### Property Description

Beautiful beach-side villa on 1 level for sale in Casasola - Guadalmina Baja - Marbella

Currently rented out till november 2026.  
Available for sale for investors.

#### Location Highlights:

- \* Envidable beach-side location, just a few 100 meters from the sea, in the peaceful luxury villa district of Casasola, on the border between Marbella and the New Golden Mile.
- \* On a large plot, directly bordering the Guadalmina River and the eponymous golf course, further increasing privacy and tranquility.
- \* Walking distance to the sea, schools, to the Guadalmina commercial center (with all amenities such as supermarket, shops, pharmacies, cafes, coffee shops, banks, restaurants etc., walking distance to a padel club and of course the golf course.
- \* Only minutes by car to Puerto Banus, San Pedro and Marbella

**Villa Highlights:**

- \* Beautiful bright villa, built and distributed on one single level, which is rare and adds to the exclusivity and convenience of the villa
- \* The villa dates from the mid seventies but has of course been modernized and takes on a stylish contemporary look and feel.
- \* South facing, offering sun all day, all year round
- \* Built on a large flat plot with beautiful lawn, offering plenty of opportunities such as extending the villa indoors to the outdoors, children´s opportunity to play, family and guests relaxation and picnic areas or simply perfect to organize garden, pool and BBQ parties for your guests
- \* Very large open plan fully equipped kitchen area with island and breakfast bar, opening directly to a small terrace for outdoor dining.
- \* The kitchen integrates directly with a formal dining area and the large, bright living area which boasts a cozy fireplace and opens onto the garden via large windows.
- \* There are 3 spacious bedrooms, with the master bedroom being en-suite and the 2 other bedrooms with a shared bathroom. All bedrooms benefit from fitted wardrobes.
- \* The villa boasts beautiful cream-colored marble floors and benefits from underfloor heating. All rooms can be air-conditioned by cooling or heating.
- \* Of course the villa also enjoys a beautiful outdoor pool, conveniently located in the corner of the garden, leaving lots of space for other simultaneous family, kids or guest activities.
- \* The villa is protected by its own alarm system and the area is patrolled by a security company at all times of the day and night. A large electrically operated sliding gate shields the villa from unwanted intruders or curious eyes. Behind the gate is secure off-street parking for 3 cars, with 1 place being covered.

This amazing villa will surely appeal to many. It truly offers a fantastic opportunity for anyone who likes a cosy luxury place in one of the best areas of Marbella close to the sea.