



# Ground Floor Apartment for sale in Guadalmina Alta, Guadalmina

449,000 €

Reference: R5114638 Bedrooms: 3 Bathrooms: 2 Build Size: 119m<sup>2</sup> Terrace: 67m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

This property is located in the exclusive area Guadalmina Alta in urbanisation Campos de Guadalmina, one of Marbella's most sought-after areas. Surrounded by nature and golf courses, Campos de Guadalmina is synonymous with privacy, security, and quality of life.

Upon entering the apartment, you step into a spacious and bright entrance hall, which opens towards the dining area. From the very first moment, the space conveys a sense of openness and warmth.

To the right, you'll find a separate, fully-equipped kitchen, practical and functional, with an exterior window and perfectly separated from the living areas.

From the dining area, you move into the large, light-filled living room, directly connected to the generous glazed terrace. This space is perfect for enjoying year-round, offering open views of the surrounding greenery. The first bedroom features direct access to the terrace, allowing you to enjoy the outdoor space at any time of day. Adjacent to it is the first complete bathroom, with a window that brings in natural light and ventilation. Further down the corridor, you'll find the primary bedroom, a true master suite, also with private access to the glazed terrace and its own en-suite bathroom, ensuring privacy and comfort.

A standout feature of this property is the additional glazed room on the terrace. Surrounded by windows on two sides, this space can easily be adapted to your needs: a home office, private gym, guest bedroom, or a relaxing retreat with green views.

Thanks to its corner position, the apartment has no direct neighbours on one side, providing maximum privacy and the feeling of independence rarely found in an apartment.

The property includes one underground parking space, with additional shared parking available on a second underground level for residents and their guests-ideal if you have multiple vehicles or visitors.

Campos de Guadalmina is a secure, well-kept residential complex with six communal swimming pools, landscaped gardens, and a relaxed atmosphere. The location is peaceful yet convenient, just 2 minutes from San Pedro de Alcántara, 10 minutes from Puerto Banús 20 minutes from Marbella town center and Estepona town center, next to Guadalmina commercial area, where you'll find supermarkets, cafes, shops, and restaurants.

Several reputable schools are nearby, including Laude San Pedro International College, Calpe School, San José School in Guadalmina, and Swans International School.

This is a comfortable, spacious home with beautiful views in all directions and excellent potential for creating your ideal living space.



## Features:

### Features

Covered Terrace  
Near Transport  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Courtesy Bus

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground