

Villa for sale in Guadalmina Alta, Costa del Sol

5 Bedrooms | 4 Bathrooms | 418 m² Interior | 551 m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 2,595 IBI | € 184 Rubish tax | € 4,332 Community fees



Property Description

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.