

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

3 Bedrooms | 2 Bathrooms | 193 m<sup>2</sup> Interior | 14 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes  
€ 1,784 IBI | € 139 Rubish tax



### Property Description

This charming single-storey villa presents a rare opportunity to create a truly special home in one of the most prestigious areas of Guadalmina Baja. Set on a generous 813m<sup>2</sup> plot, the property enjoys a unique and tranquil position as one of just four houses, bordered by the river Guadalmanza and the southern golf course of Real Club de Golf Guadalmina.

The villa offers a cosy, family-friendly layout with a warm and intimate atmosphere. Its southeast orientation and serene surroundings provide an excellent opportunity for thoughtful refurbishment and enhancement.

The property features three bedrooms and two bathrooms, with the dining room enjoying picture perfect views over the golf course through an impressive bay window. Two covered terraces create inviting outdoor living spaces, ideal for relaxing or entertaining in complete privacy. A private garage accommodates one car, while the surrounding lush, mature gardens further enhance the sense of seclusion and charm.

Perfectly positioned frontline to the golf course and just a short distance from the beach and local

amenities, this property combines convenience with exclusivity.

In need of some refurbishment, this villa represents an outstanding investment opportunity to modernise and personalise a home in a highly sought-after location in the heart of Guadalmina Baja.