

Marbella Villa

€11,500,000

Ref: X22596



6



7



4,594 m²



1,018 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



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Property Purchase Expenses

Property price	€11,500,000 (£9,918,750)
Transfer tax 7%	€805,000 (£694,313)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,588)
Remainder of deposit to 10%	€1,147,000 (£989,288)
Final Payment of 90% on completion	€10,350,000 (£8,926,875)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

EXCEPTIONAL LUXURY VILLA FOR SALE IN GUADALMINA BAJA, SAN PEDRO DE ALCÁNTARA, MARBELLA

This truly exceptional villa is located in the heart of Guadalmina Baja, one of the most prestigious and tranquil residential areas on the Costa del Sol. Known for its wide boulevards, privacy, and lush surroundings, Guadalmina Baja offers the perfect blend of luxury living, coastal charm, and easy access to the very best of Marbella. Within minutes, you can reach the iconic Puerto Banús, San Pedro de Alcántara, the Golf Valley of Nueva Andalucía, and Marbella's vibrant city center. Set on an impressive 4,504 m² of flat, landscaped grounds, this elegant south-west facing estate offers 1,018 m² of sophisticated living space across three levels, all connected by an elevator. Every detail of this home has been carefully designed to provide unmatched comfort, convenience, and style.

A Grand Welcome & Light-Filled Interiors

Upon entering the property, you are greeted by a majestic double-height entrance hall, flooded with natural light and framed by elegant architectural details. This leads into a beautifully proportioned living room, a cozy TV lounge with a fireplace, and a formal dining area — all seamlessly connected to the outdoor terraces and garden, allowing for effortless indoor-outdoor living.

The villa boasts 6 generously sized bedrooms and 7 bathrooms, each finished to the highest standard. On the main floor, you'll find two large en-suite guest bedrooms, both with fitted wardrobes, and a grand master suite featuring access to a private terrace, his-and-hers bathrooms, and custom walk-in closets.

Elegant Outdoor Living

The villa's exterior is equally impressive. The main covered terrace overlooks a heated swimming pool and beautifully manicured gardens. Adjacent to the pool is a fully equipped outdoor kitchen and BBQ area, perfect for relaxed alfresco dining. A chic, open-air pavilion provides the ideal setting for hosting stylish cocktail evenings or long summer lunches with friends and family.

A Kitchen Designed for Entertaining

The heart of the home — the modern gourmet kitchen — is equipped with top-of-the-line appliances, including a double fridge, wine cooler, premium fittings, and ample storage. This culinary space flows effortlessly into the formal and informal dining areas, making it ideal for both everyday living and entertaining on a grand scale.

Upper & Lower-Level Comforts

The upper floor features two more en-suite bedrooms, a private games room, and an expansive terrace with serene views of the garden. The basement level includes a separate guest or staff apartment, a large wine cellar, fully equipped gym, laundry area, guest toilet, and multiple storage rooms. The property also includes a private entrance, garage for six vehicles, and a covered carport for four additional cars, ensuring ample parking and full discretion for guests or residents.

Advanced Technology & Security

No expense has been spared in the installation...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible