



## Middle Floor Apartment for sale in Guadalmina Alta, Marbella

**436,500 €**

Reference: JNP5251183 Bedrooms: 2 Bathrooms: 2 Build Size: 103m<sup>2</sup> Terrace: 22m<sup>2</sup>





## Costa del Sol, Guadalmina Alta

UNIQUE OPPORTUNITY - APARTMENT IN GUADALMINA ALTA | 4TH FLOOR WITH PANORAMIC VIEWS OF THE REAL CLUB DE GOLF DE GUADALMINA Exceptional and bright apartment located in the prestigious Guadalcantera Golf urbanization, set on the front line of the golf course and offering completely open views. This outstanding property features a First Occupancy License (LPO), providing full legal security and facilitating both mortgage financing and excellent investment potential. This is a one-of-a-kind property in the area, extremely difficult to find in terms of location, height, open views and overall condition. Ideal both as a permanent home or as a high-yield rental investment. The apartment offers 2 bedrooms and 2 bathrooms (the master bedroom en suite with direct access to the terrace), a spacious living-dining room with direct access to a generous covered terrace, and a fully equipped kitchen with a separate laundry room. West-facing orientation, perfect for enjoying the afternoon sun. Extras: hot/cold air conditioning, built-in wardrobes, underground parking space and storage room included in the price. Communal areas: gated community with 24-hour security, beautifully maintained gardens, several swimming pools and a fully equipped gym. **\*\*Prime location:\*\*** walking distance to the centre of San Pedro de Alcántara, the health centre, shops, schools and all essential services. Perfect as a main residence, holiday home or investment property. Only a 10-minute drive to Puerto Banús.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Utility Room  
Gym

### Views

Mountain  
Panoramic  
Garden  
Pool  
Golf

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Frontline Golf

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Investment  
Golf

### Climate Control

Air Conditioning

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private