



GUADALMINA BAJA

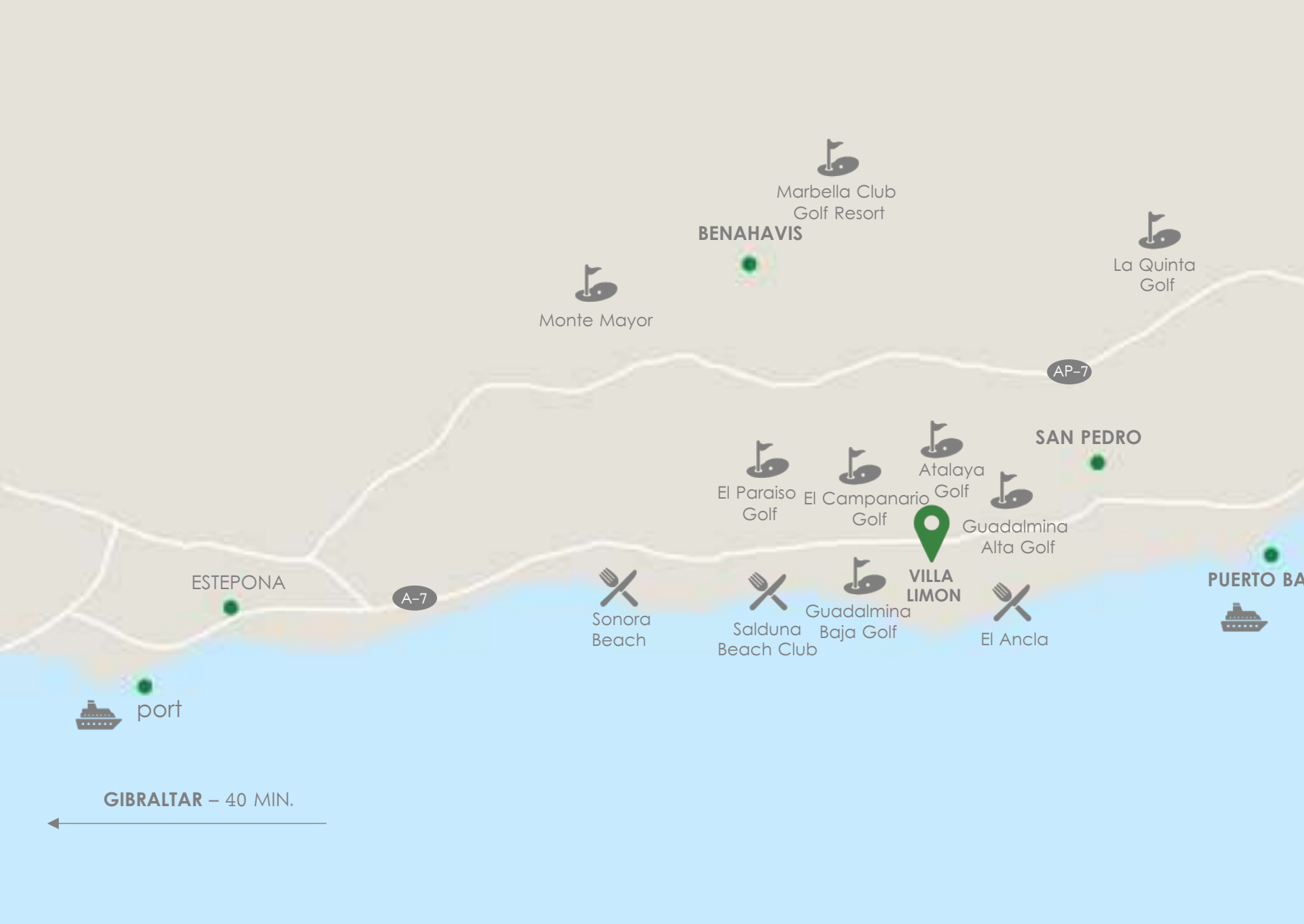
SIMPLICITY

IS A NEW

SOPHISTICATION







BENAHAVIS

Marbella Club
Golf Resort

La Quinta
Golf

Monte Mayor

AP-7

SAN PEDRO

El Paraiso
Golf

El Campanario
Golf

Atalaya
Golf

Guadalmina
Alta Golf

ESTEPONA

A-7

VILLA LIMON

Guadalmina
Baja Golf

Sonora
Beach

Salduna
Beach Club

El Ancla

PUERTO BA

port

GIBRALTAR – 40 MIN.



LOCATION

Bordered by Guadalmina river to the west, the Arroyo del Chopo to the east, the N340 coastal highway to the north (on the other side of which lies Guadalmina Alta), and the Mediterranean, Guadalmina Baja retains a quiet, genteel feel, yet is just minutes away by car from the bright lights of Puerto Banús and Marbella.

The area's verdant, shaded streets are also sandwiched between various holes of the South Course of the Guadalmina Golf Club, which was opened back in 1959 and has hosted international competitions. A second course, north of the coast road, was added in 1973, making the area a firm favorite for golfers.

The four-star Hotel Resort Guadalmina, located on the beachfront in the southwest of the neighbourhood, is a popular spot for visitors and residents alike, while the area also boasts restaurants, chiringuitos, and a small, but , shopping centre along the N340 road.







ABOUT

Is a new state-of-the-art design villa, located in the most sought after area, Guadalupe Baja.

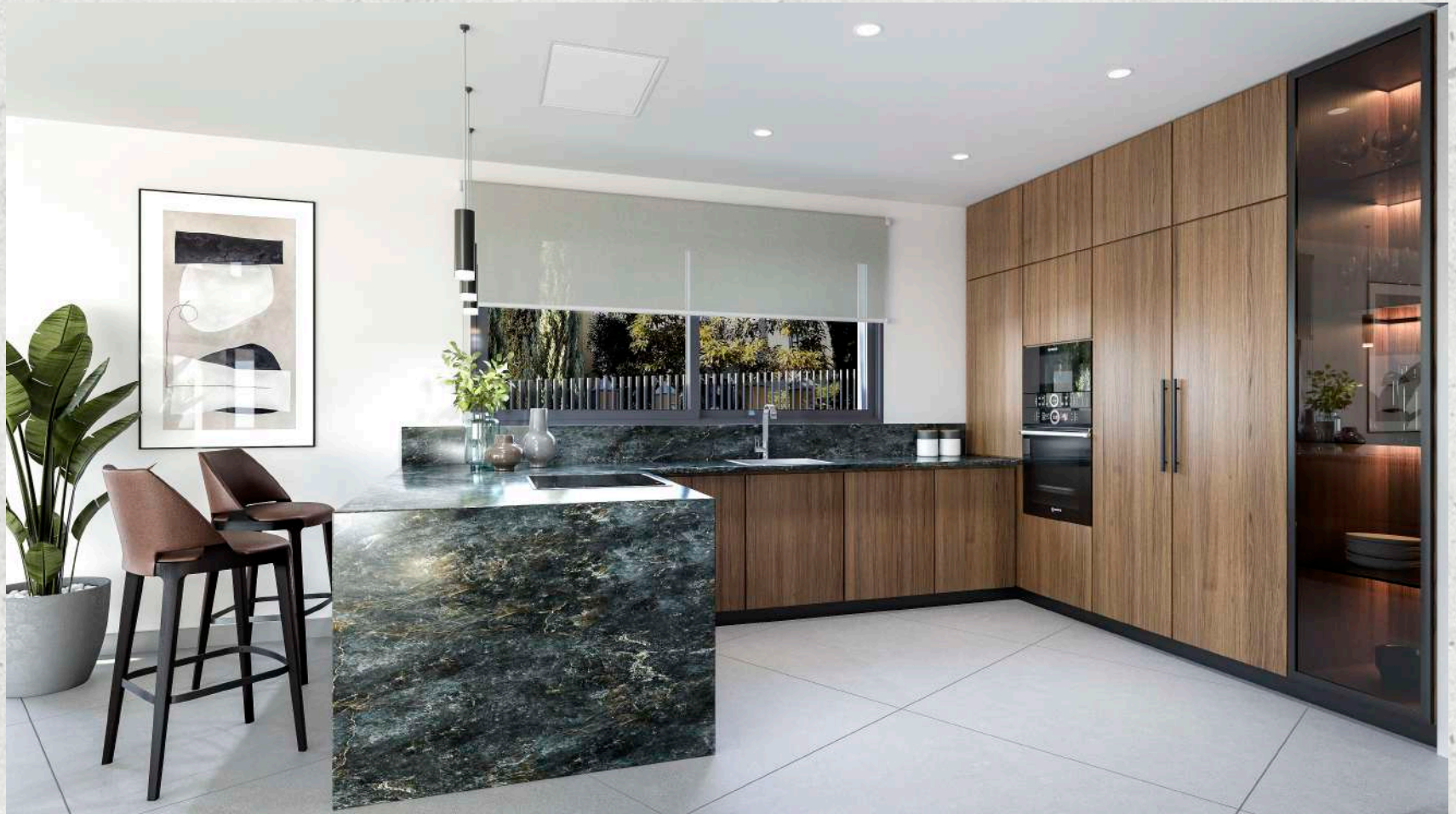
With our project we strive for an independent design that stands out from the mass of modern houses of today. In particular through the concrete look that dominates the architecture, we create a timeless and, to a certain extent, intellectual design. Purism on the one hand, and a very practical layout with 4 bedrooms on the other, create an ideal balance between design and pragmatism

Divided into ground floor and first floor, as well as a basement area with garage for few cars, gym, entertainment area, pool installations as well as a utility room. Large panoramic windows dominate the living areas and corridors and provide a view of the dreamy tropical-Mediterranean garden that surrounds the house. The open living-dining area with lifestyle kitchen is surrounded by spacious covered terraces that lead into the pool. The guest suite is located on the ground floor and the master suite and the children's or family quarters are also located on the upper floor, which means great privacy. All bedrooms have large bathrooms en suite and spacious built-in wardrobes.













GREAT DESIGN AND
EXCELLENT QUALITIES
JUST A STONE'S THROW
FROM PUERTO BANUS,
GOLF COURSES AND
THE BEACH.

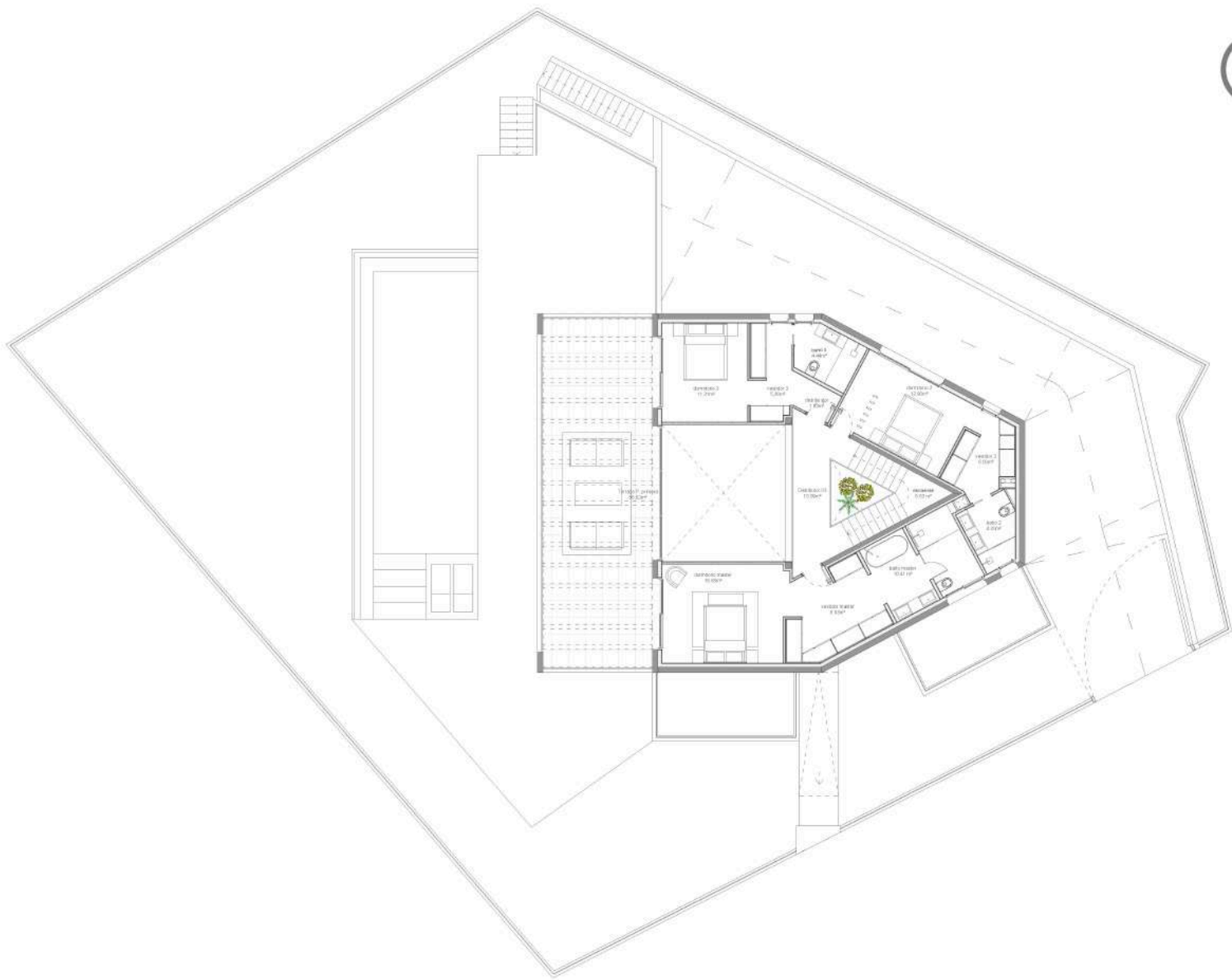


SURFACES

	USEFUL	BUILT
BASEMENT		
LIVING AREA	178,50 m2	203,85 m2
GROUND FLOOR		
LIVING AREA	122,41 m2	199,55 m2
TERRACES		181,67 m2
FIRST FLOOR		
LIVING AREA	99,80 m2	178,38 m2
TERRACES		58,15m2
SOLARIUM		
LIVING AREA	9,23 m2	25,24 m2
TERRACES		61,15 m2
TOTAL LIVING AREA	409,94 m2	607,02 m2
TOTAL TERRACES		300,97 m2
PLOT		981 m2

FLOOR PLAN

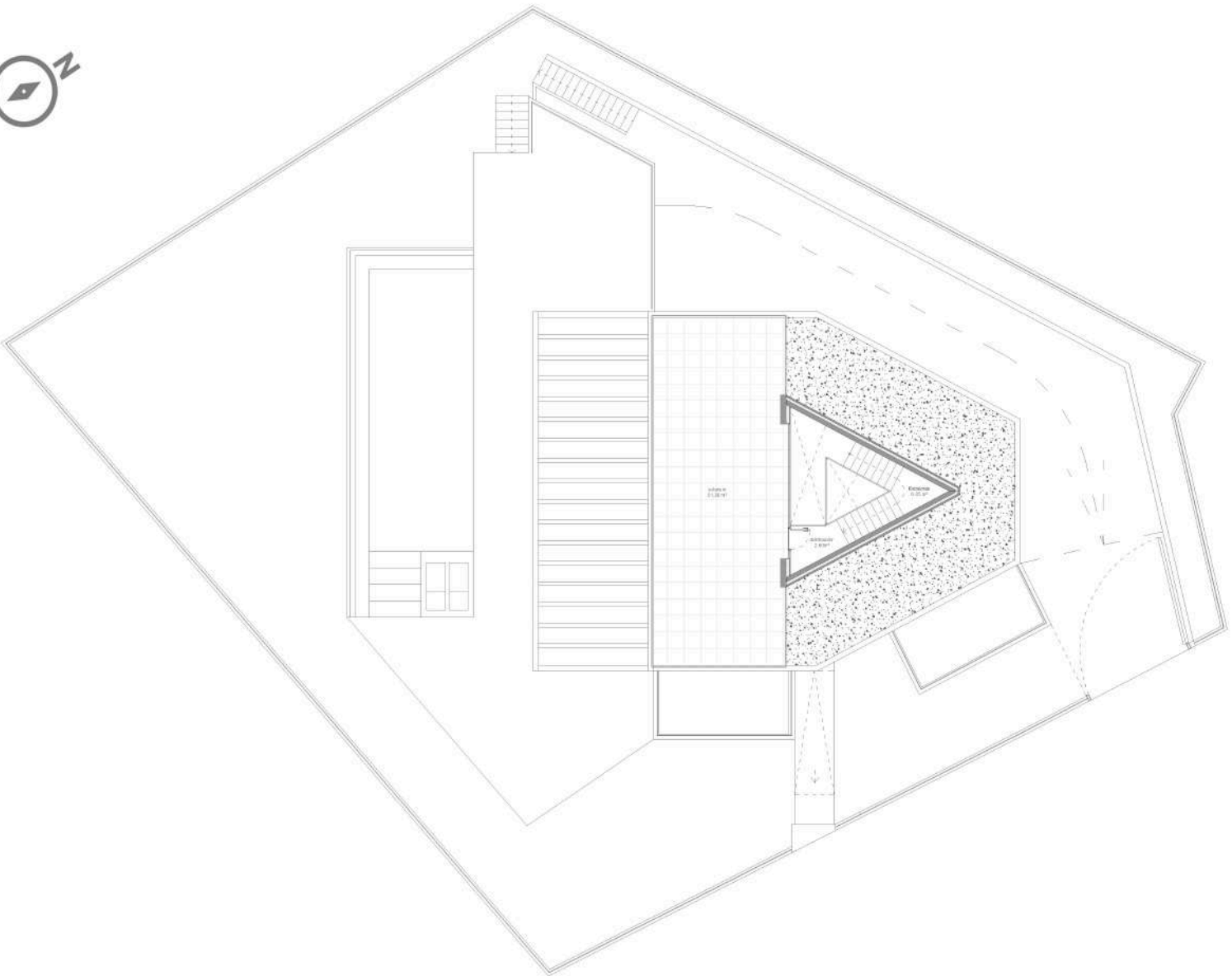




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QUALITIES

mapini

ONIX®

durian®



RAGNO

cerámica
Alberdi



 sanycces

 BRUMA
THE FLOWING ART

PAYMENT CONDITIONS

RESERVATION CONTRACT	30.000€
PRIVATE PURCHASE CONTRACT (less the 30.000€ (deposit))	30% + VAT
PAYMENTS DURING THE CONSTRUCTION (monthly)	10.000€ + VAT
TITLE DEED AND KEY DELIVERY	the rest

*The payments made are guaranteed with "Bank Guarantee"