

# BROMLEY ESTATES

*Marbella*



## HOUSE 3 BEDROOMS 3.5 BATHROOMS IN GUADALMINA ALTA

📍 Guadalmina Alta

REF# R5421424 €2,750,000

BEDS

3

BATHS

3.5

BUILT

230 m<sup>2</sup>

PLOT

805 m<sup>2</sup>

Beautifully renovated and thoughtfully designed, this exceptional villa combines comfort, privacy, and a seamless connection with its outdoor spaces in an atmosphere defined by light, warmth, and understated elegance.

The property welcomes you through a striking antique wooden gate that immediately sets the tone, adding character and timeless charm from the very first moment. A beautifully landscaped garden surrounds the villa, featuring mature olive trees, Mediterranean planting, and an automatic drip irrigation system, creating an elegant yet low-maintenance environment. A covered garage with space for two vehicles provides direct access from the street.

Designed entirely on one level, the villa offers effortless living and has been equipped with a comprehensive smart home system, underfloor heating throughout, and hot and cold air conditioning, ensuring year-round comfort.

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The interior layout has been carefully conceived to maximise both functionality and spaciousness. The home offers three generous bedroom suites, each with its own bathroom, as well as a separate guest cloakroom.

The day area centres around an elegant dining room with seating for eight guests and a spacious kitchen flooded with natural light thanks to a large window overlooking the worktop and sink area. Adjacent to the kitchen, a charming terrace provides the perfect setting for outdoor breakfasts and relaxed mornings.

The generously proportioned living room is divided into two distinct areas: a cosy office and reading corner, and a comfortable lounge with fireplace and television, ideal for family gatherings and quiet evenings at home.

Two of the bedrooms stand out for their generous dimensions, large beds, and ample storage space. The principal suite offers a spacious walk-in dressing room and an elegant bathroom complete with double vanity, bathtub, and separate walk-in shower.

Throughout the home, natural tones, exposed wooden beams, bespoke carpentry, and abundant natural light create a sense of harmony and warmth. Large windows establish a continuous dialogue between the interiors and the beautifully landscaped gardens, allowing every room to enjoy views of the outdoor spaces.

The property also includes a practical laundry room equipped with washing machine and dryer, with direct access to a versatile rear patio that could be used as a utility area, jacuzzi space, or adapted to suit the future owner's needs.

Outside, a spacious covered porch overlooks the garden, sunbathing area, and an elegant swimming pool finished in the same porcelain material as the interior flooring, creating a sophisticated visual continuity between indoor and outdoor spaces. A pleasant lawn area adds freshness and completes the Mediterranean atmosphere of the property.

Technical features include pre-installation for pool heating, pre-installation for solar panels, and an efficient arothermal system providing hot water, climate control, and underfloor heating. In addition, the villa offers the possibility of extending the built area by approximately 80 m<sup>2</sup>, allowing for the creation of an additional bedroom, a second living room, a private spa, gym, or entertainment space according to the future owner's lifestyle requirements. A unique residence where design, technology, efficiency, and quality of life come together in perfect harmony.

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