(+34) 951 621 899

info@marbellastarhomes.com

Villa

Guadalmar



Chambres: 4	Salles de bains: 3	M²: 168	Prix: 530 000 €
Statut: Vente	Type de propriété: Villa	Référence: R5337535	Publish date: 01.06.26

Vue d'ensemble:*Facade images have been edited using artificial intelligence to show a possible appearance in white after a future repaint.* This semi-detached family home is offered in the residential area of Guadalmar (Málaga), highly valued for its proximity to the sea, green areas, and excellent connections to Málaga city center, the airport, and major access roads. The property has 168 m2 built, distributed over two floors on a 267.30 m2 plot, offering spacious indoor and outdoor areas. It is a property with great renovation potential, ideal for those who wish to design a home tailored to their needs in one of Málaga's most sought-after residential areas. The price has been adjusted to reflect the need for updates, allowing the buyer to customize the property and increase its value, as renovated homes in Guadalmar achieve significantly higher prices. **Outdoor area** One of its main highlights is the large private paved patio, with different spaces to enjoy outdoor living. It includes: * Covered porch with a wooden structure, ideal for gatherings or family meals. * Outdoor kitchen area with sink and countertop, perfect for barbecues. * Garden areas and relaxation spaces. Outside, there is also an additional guest toilet, very practical when enjoying the patio or the pool. From the property, there is direct access to the communal swimming pool, adding convenience to daily living. **Independent studio** At the rear of the property, there is an independent

studio, currently used as a recording studio, although it can be adapted as an office, separate apartment, leisure room, gym, or remote work space. **Ground floor** Upon entering the property, you are welcomed by an entrance hall leading to a spacious and bright living room, with both seating and dining areas. On this floor you will find: * Fully equipped independent kitchen, with an office-style seating area. * Separate laundry room. * Guest toilet. * Bedroom with en-suite bathroom, ideal for those wishing to live on the ground floor. From this level, there is direct access to the outdoor areas of the property. The property also includes a private garage. **Upper floor** The upper floor is dedicated to the sleeping area and currently features three bedrooms with good natural light. Originally, the property had four bedrooms, but two were combined to create a larger room. The original layout can easily be restored to regain four bedrooms if desired. On this floor you will also find: * A full bathroom. * A hallway with access to two terraces, providing ventilation and additional outdoor spaces. **Features** * Installed solar panels, improving energy efficiency. * Interior marble staircase with wooden railing. * Community with swimming pool. **Location** Guadalmar is one of the most sought-after residential areas in Málaga, located next to the beach and offering excellent connections to the city center and the airport. The property is also very close to the Real Club de Campo de Málaga (Parador de Golf), one of the city's historic golf courses. The neighborhood offers schools, sports facilities, restaurants, public transport, and all kinds of services. The indicated price does not include purchase-related expenses as established by current laws (Property Transfer Tax or VAT, notary fees, registry fees, legal/administrative costs, etc.). The information provided is for informational purposes only and has no contractual value.

Caractéristiques:

Piscine, Parking