GUADALMINA ALTA

| sypialnie | ■azienki | zbudowany m² | taras m² |
|---|---|---|---|
| 2 | 2 | 103 | 22 |

## POD■OGA W 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 Guadalcántara 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.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 436 500 € |