

# VILLA JORI - ANDALUSIAN-STYLE RESIDENCE NEAR THE BEACH IN GUADALMINA BAJA

€ 4.950.000



**REF**  
D5058

**BEDS**  
7

**BATHROOMS**  
7

**BUILT M<sup>2</sup>**  
632

**PLOT M<sup>2</sup>**  
3.609

# PROPERTY DETAILS

<b>Reference</b>	D5058	<b>Property type</b>	Villa
<b>Asking price</b>	€ 4 950 000	<b>Location</b>	San Pedro de Alcantara / Guadalmina Baja
<b>Bedrooms</b>	7	<b>Bathrooms</b>	7
<b>Toilets</b>	—	<b>Built area (m<sup>2</sup>)</b>	632
<b>Terrace (m<sup>2</sup>)</b>	83	<b>Plot (m<sup>2</sup>)</b>	3609
<b>Floor</b>	—	<b>Pool</b>	Private
<b>Garden</b>	Private	<b>Parking spaces</b>	—
<b>Garage types</b>	—	<b>Orientation</b>	West
<b>Community fees</b>	€ 737.00	<b>IBI (yearly)</b>	€ 6 706.00
<b>Garbage tax (yearly)</b>	€ 139.00	<b>Energy certificate</b>	—
<b>Year of construction</b>	1970	<b>Amenities</b>	Mountain View, Security, Underfloor Heating, Walk to Beach

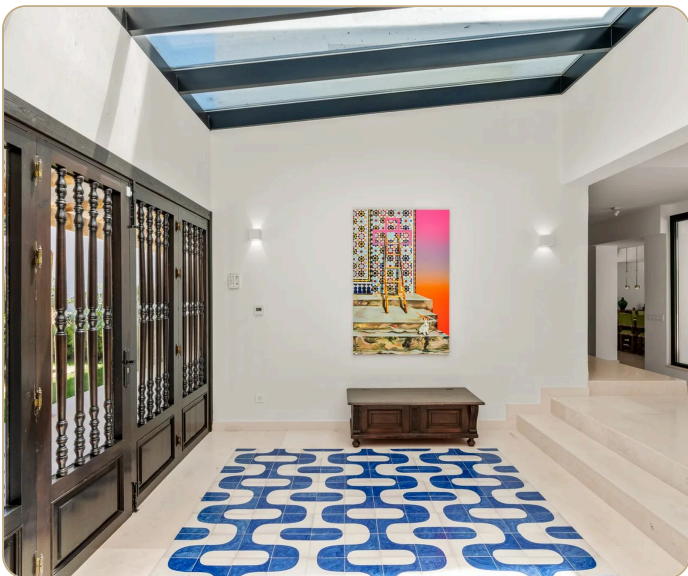


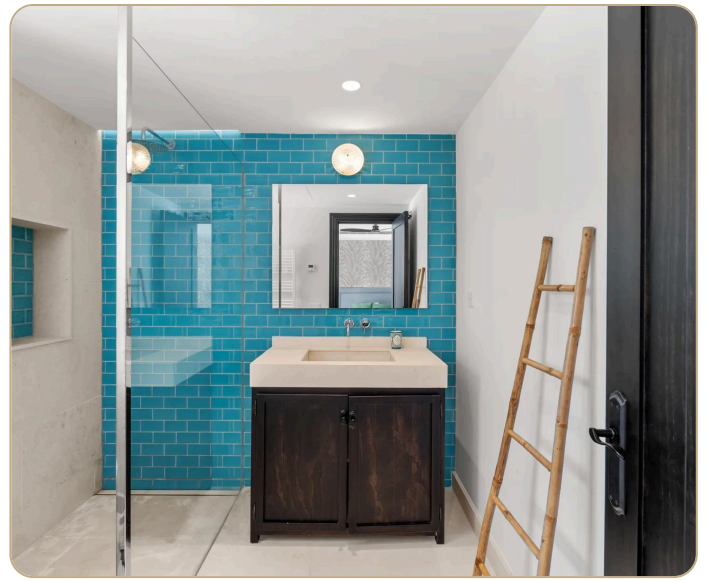


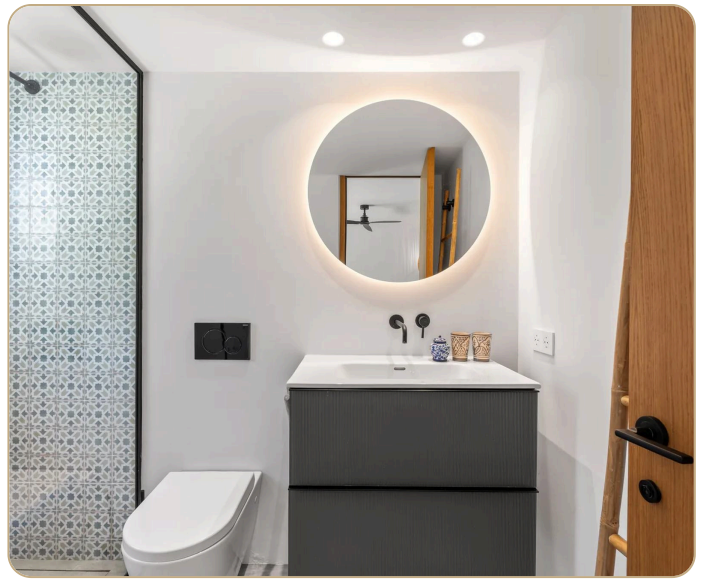
Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th

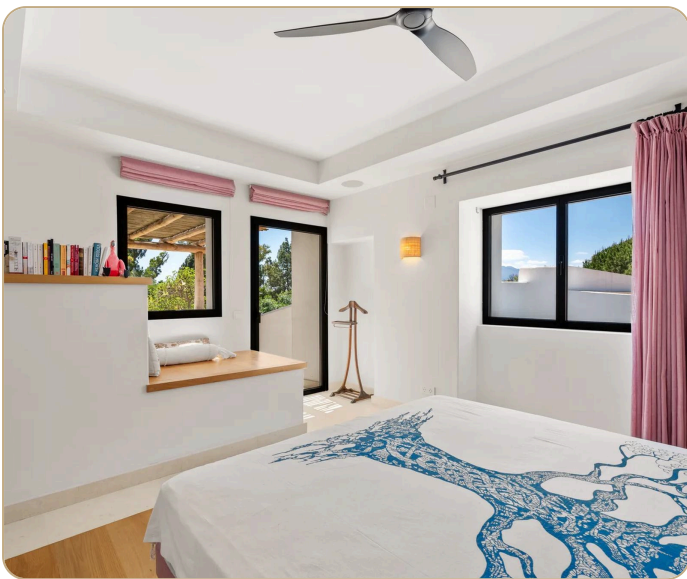


Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th









# VILLA JORI - ANDALUSIAN-STYLE RESIDENCE NEAR THE BEACH IN GUADALMINA BAJA

This villa in Guadalmina Baja is located in a well-established residential area, just a short distance from the beach and close to golf courses, services, and key areas of Marbella. The property sits on a 3,609 m<sup>2</sup> plot, offering privacy and a calm environment within a low-density setting.

The house has a total built area of 632 m<sup>2</sup>, including 549 m<sup>2</sup> of interior space and 83 m<sup>2</sup> of terraces. The layout combines a main residence with a separate guest house, creating a flexible living arrangement suitable for both family use and hosting guests.

The main house includes three bedrooms with en-suite bathrooms, as well as an additional room with a separate entrance that can be used for guests or staff. The interiors feature large windows that bring in natural light and connect the living areas with the outdoor spaces.

The guest house offers three further bedrooms, one en-suite and two sharing a bathroom, along with its own living area and fully equipped kitchen. This independent space provides additional privacy and functionality.

Outside, the property is surrounded by mature gardens and includes a swimming pool, creating a relaxed outdoor environment. A tree-lined driveway leads to the house, reinforcing the sense of privacy and space throughout the plot.

Additional features include underfloor heating, centralised air conditioning, a sound system, and parking for several vehicles. There is also the possibility to extend the property by up to 300 m<sup>2</sup>, adding further flexibility for future development.

Overall, this is a spacious villa in Guadalmina Baja that combines traditional Andalusian character with modern features, offering privacy, outdoor space, and proximity to the beach and golf.