

**Sales - House - New Golden Mile**

**1.350.000€**

IBI: 1,634 EUR / year



5



5



450 m2



566 m2

Family Villa in the Prestigious El Campanario Residential Area Discover this stunning family villa located in the highly sought-after area of El Campanario, just minutes away from the vibrant destinations of Guadalmina, San Pedro, Benahavís, Puerto Banús, and Estepona. This prime location offers unmatched convenience, providing easy access to major towns, top schools, renowned golf courses, and, of course, the beautiful beaches of the Costa del Sol. Prime Location and Luxurious Amenities Nestled on a quiet street lined with detached villas, this property is secured behind electric gates leading to a private garage. Just steps away is the exclusive El Campanario Golf & Country Club, offering a gym, indoor pool, restaurant, bar, hair salon, and a nearby nursery, making it perfect for families. Andalusian Charm with Modern Elegance The villa exudes authentic Andalusian style with its tiled roof, bougainvillea-covered walls, and vaulted wooden ceilings. The combination of traditional Ronda tiles and marble flooring throughout adds a touch of elegance and warmth. Upon entering, you are greeted by a spacious hall that leads into a magnificent living area with high vaulted ceilings and direct access to the covered terrace and back garden, overlooking the pool. Sunlit Spaces for Comfort and Relaxation With a west-facing orientation, the villa ensures that the pool area basks in sunlight throughout the afternoon and evening, while the rear terrace enjoys the morning sun. The cozy living room features a charming fireplace, complemented by hot and cold air conditioning throughout the house for year-round comfort. The functional, well-equipped kitchen has direct access to the garden, perfect for outdoor entertaining. On the main level, you'll find what could be a master suite with an en-suite bathroom and patio doors leading down to the pool and garden area. There is also another bedroom with an en-suite bathroom and doors opening to a side garden. Bedrooms with Views and Luxurious Comfort Upstairs, a grand master suite awaits, complete with a large west-facing terrace offering stunning golf course views, and a private balcony overlooking the pool area. This room also features ample wardrobe space and a beautifully appointed en-suite bathroom. Additionally, a fourth bedroom on this level has doors leading to a spacious rear terrace. Endless Potential with Spacious Basement The expansive 160 m<sup>2</sup> basement offers limitless possibilities. With natural light and a dry environment, it can be transformed into a playroom, additional accommodation, a home cinema, gym, office—the choice is yours. The basement also provides access to the garage. A Rare Opportunity in El Campanario Villas in this exclusive area are rarely available, making this a unique opportunity not to be missed. Contact us today to schedule a viewing; we have the keys in the office and are ready to show you your future home.

**Setting**

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South West
- ✓ West

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden

**Garden**

- ✓ Private

**Condition**

- ✓ Recently Renovated

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing

**Security**

- ✓ Alarm System

**Pool**

- ✓ Private

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Garage
- ✓ Private



























































