

## Sales - House - Marbella

# 1.600.000€

**Marbella**

**House**

**Community: 6,240 EUR / year IBI: 1,700 EUR / year**

**Rubbish: 90 EUR / year**



**5**



**3.5**



**235 m2**



**122 m2**

Live your best life in Marbella's Golden Mile just 100 meters from the world-famous Marbella Club Hotel and 400 meters from the beach, this Semi-Villa is situated in the heart of Marbella's luxurious Golden Mile. Step outside your door to indulge in the opulence of Puente Romano's Michelin-star restaurants, world-class tennis courts, and Marbella's sandy beaches. Marbella's most renowned Michelin-starred seafood restaurant is just 50 meters away, with other Dani García establishments within walking distance. The villa is also conveniently located within a five-minute drive of Puerto Banus and Marbella's Old Town. Nestled in a small community with expansive grounds, this three bedroom + bonus room, plus a self-contained suite, Semi-Villa features a double-length swimming pool, a paddle court, and stunning views of both the sea to the south and La Concha mountain to the north. Inside, you'll find marble floors, central air conditioning and heating, a high bar, and a terrace perfect for entertaining guests. The property includes two underground parking spaces and a storage room. Golf enthusiasts will appreciate being within a ten-minute drive of three of Costa del Sol's best golf clubs: Aloha, Las Brisas, and Los Naranjos. Additionally, the British International School of Marbella is just four minutes away.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F Heating

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ East
- ✓ South East
- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain

**Garden**

- ✓ Communal
- ✓ Private

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Restaurant On Site
- ✓ Near Mosque
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Pool**

- ✓ Communal
- ✓ Room For Pool

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Covered
- ✓ More Than One







































