

**Sales - House - The Golden Mile**

**1.600.000€**

## The Golden Mile

## House

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

Rubbish: 90 EUR / year



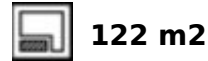
6



4.5



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 five bedroom + bonus room, 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 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

- ✓ Beachfront
- ✓ 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

















































































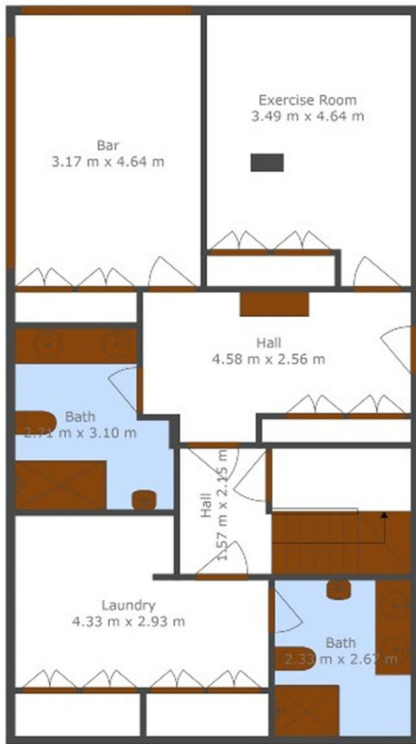












**TOTAL: 209 m<sup>2</sup>**  
 Below Ground: 83 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>, FLOOR 3: 63 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 24 m<sup>2</sup>, PATIO: 13 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>,  
 BALCONY: 20 m<sup>2</sup>

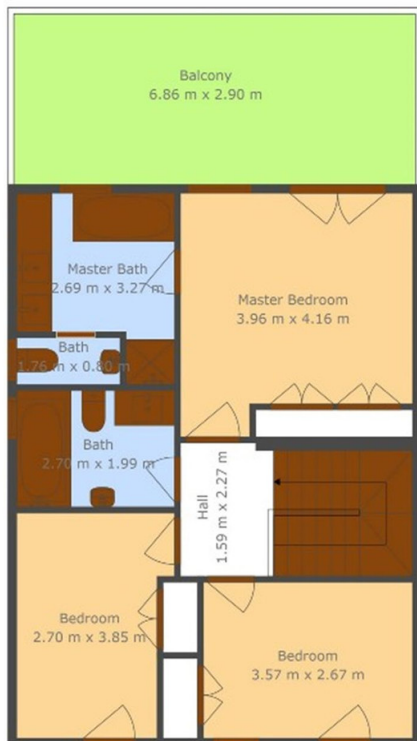
Measurements Taken By C11 With An Accuracy Of 99%. For More Detail Contact C11





**TOTAL: 209 m<sup>2</sup>**  
 Below Ground: 83 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>, FLOOR 3: 63 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 24 m<sup>2</sup>, PATIO: 13 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>,  
 BALCONY: 20 m<sup>2</sup>

Measurements Taken By C11 With An Accuracy Of 99%. For More Detail Contact C11



**TOTAL: 209 m<sup>2</sup>**  
 Below Ground: 83 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>, FLOOR 3: 63 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 24 m<sup>2</sup>, PATIO: 13 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>,  
 BALCONY: 20 m<sup>2</sup>

Measurements Taken By C11 With An Accuracy Of 99%. For More Detail Contact C11