

## Sales - House - The Golden Mile

# 3.200.000€

### The Golden Mile

### House

Community: 12,480 EUR / year IBI: 3,400 EUR / year

Rubbish: 180 EUR / year



10



7



470 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 independent 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 8 bedroom + 2 bonus rooms, plus a self-contained suite, 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 four underground parking spaces and two storage rooms. 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. Please note, these are two side-by-side semi-detached homes, can be converted into a single detached villa (work undertaken by the seller) please watch both video tours: <https://www.youtube.com/watch?v=vZMMGAWJ1UI>  
<https://www.youtube.com/watch?v=2TLI3kBVzk>

**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
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ East
- ✓ South East
- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain

**Garden**

- ✓ Communal
- ✓ Private

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

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

**Security**

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

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Covered
- ✓ More Than One























































































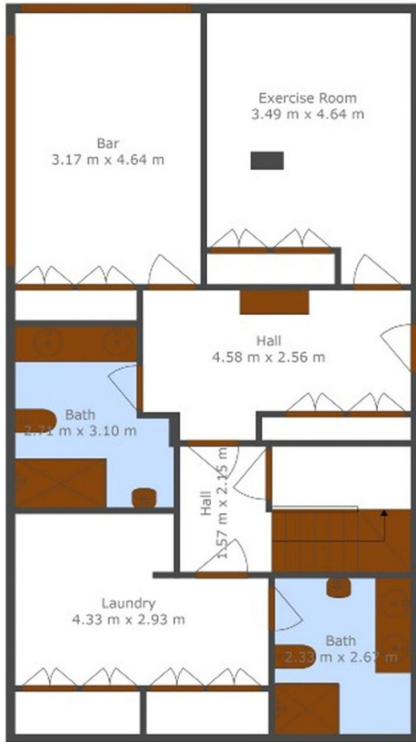












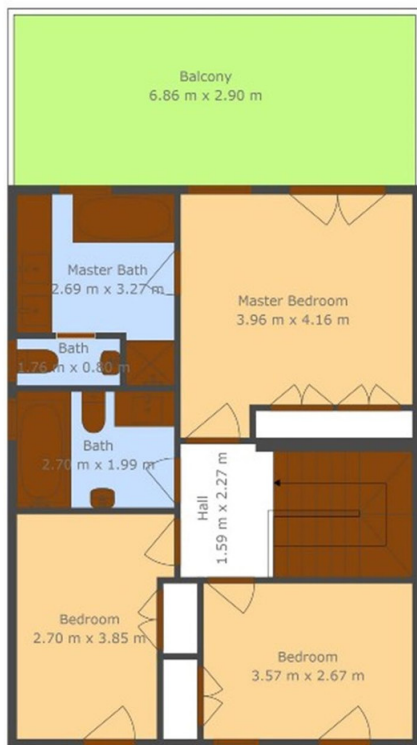
**TOTAL: 209 m<sup>2</sup>**  
 Below Ground: 83 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>, FLOOR 3: 63 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 24 m<sup>2</sup>, PATIO: 13 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>,  
 BALCONY: 20 m<sup>2</sup>

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



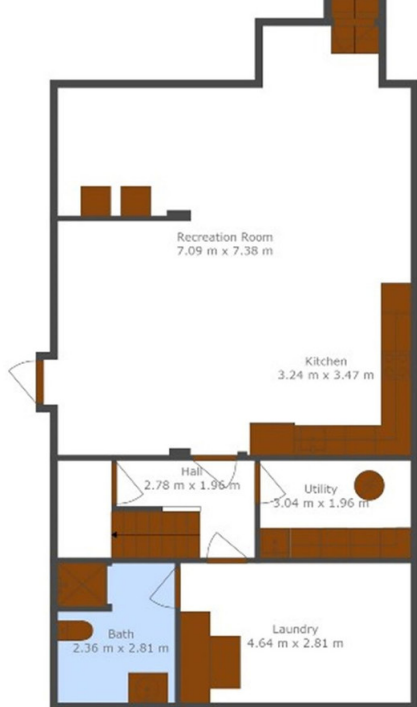
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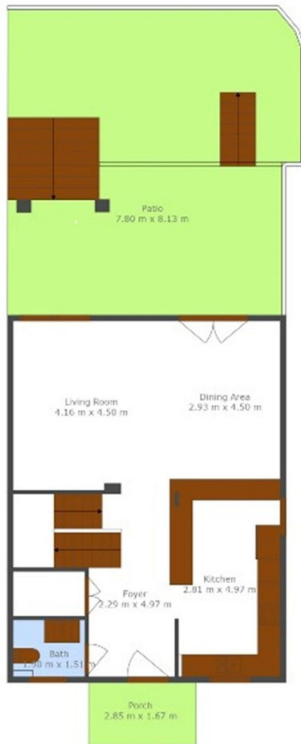
Measurements Taken By C11 With An Accuracy Of 99%. For More Detail Contact C11



**TOTAL: 225 m<sup>2</sup>**

Below Ground: 91 m<sup>2</sup>, FLOOR 2: 67 m<sup>2</sup>, FLOOR 3: 67 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 61 m<sup>2</sup>, PORCH: 5 m<sup>2</sup>, BALCONY: 16 m<sup>2</sup>

Measurements Taken By C1 With An Accuracy Of 99%. For More Detail Contact C1



**TOTAL: 225 m<sup>2</sup>**

Below Ground: 91 m<sup>2</sup>, FLOOR 2: 67 m<sup>2</sup>, FLOOR 3: 67 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 61 m<sup>2</sup>, PORCH: 5 m<sup>2</sup>, BALCONY: 16 m<sup>2</sup>

Measurements Taken By C1 With An Accuracy Of 99%. For More Detail Contact C1





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Below Ground: 91 m2, FLOOR 2: 67 m2, FLOOR 3: 67 m2

EXCLUDED AREAS: PATIO: 61 m2, PORCH: 5 m2, BALCONY: 16 m2

Measurements Taken By C/I With An Accuracy Of 99%. For More Detail Contact C/I