

## Sales - House - The Golden Mile

# 4.450.000€

### The Golden Mile

### House

Community: 13,200 EUR / year IBI: 2,453 EUR / year

Rubbish: 278 EUR / year



4



4.5



480 m2



970 m2

Nestled in a 24hr guarded gated secure community of Altos Reales one of the most sought-after urbanisation on Marbella's Golden Mile. Positioned to the South/Southwest, with secure and incredible privacy this property offers sea views fro from the ground, and uninterrupted vista sea views from the first and top floors. The spacious layout includes a grand entrance hall leading to an impressive combined open plan lounge and dining area featuring a fireplace, a modern kitchen fitted with Gaggenau appliances, a laundry room, and a master bedroom suite with walk-in dressing area. The lounge, dining room, and master bedroom each provide direct access to the terrace, garden, and swimming pool with stunning sea views, as well as an additional terrace with decking, perfect for entertaining family and friends. The upper floor encompasses three double bedrooms, two with en-suite, and a separate guest bathroom for the third. All bedrooms open onto a spacious terrace overlooking the sea. The roof solarium offers breathtaking views of both the sea and mountains. Maintained in impeccable condition, notable features include a totally new pool renovation, hot and cold air conditioning, underfloor heating in the ground floor and upstairs bathrooms, electric blinds, solar panels for hot water heating, a private garage for one car, and additional parking within the grounds for 3 cars. Conveniently situated just a short drive or walk from Marbella center, beaches, and amenities, this property epitomizes luxury living. IBI 2.453€/ YEAR | GARBAGE FEE 278€/ YEAR | COMMUNITY FEE 1.100€/ MONTH the monthly community fee includes: weekly gardening, weekly pool cleaning, 24/7 manned security, and 24/7 maintenance-Handyman

#### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

#### Orientation

- ✓ South
- ✓ South West

#### Condition

- ✓ Excellent

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

#### Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing

#### Furniture

- ✓ Fully Furnished
- ✓ Optional

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ 24 Hour Security

#### Parking

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Solar water heating

#### Category

- ✓ Luxury













































