



## Fristående villa till salu i New Golden Mile, Estepona

4 200 000 €

Referens: R5234575   Sovrum: 5   Badrum: 6   Komplot: 1 275m<sup>2</sup>   Bygga: 539m<sup>2</sup>   Terrass: 80m<sup>2</sup>





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## Costa del Sol, New Golden Mile

This magnificent traditional-style villa is located in the exclusive New Golden Mile, within the prestigious El Presidente community, just 50 metres from the beach and its newly built seaside promenade. The location is exceptional, surrounded by all kinds of amenities and only five minutes' drive from Puerto Banús and ten minutes from both Marbella and Estepona. The property sits on a 1,275 m<sup>2</sup> plot and offers 539 m<sup>2</sup> built, including 461 m<sup>2</sup> of internal living space and 80 m<sup>2</sup> of terraces, all facing south to ensure exceptional brightness throughout the day.

Upon entering the villa, you are greeted by a spacious and luminous main living room featuring large windows that fill the space with natural light and provide seamless access to the terrace and the beautifully maintained garden. On this floor there is also a cozy tea room, a generous kitchen and dining area, a laundry room, a bedroom with an en-suite bathroom and walk-in wardrobe, as well as a guest bathroom. A large garage and several storage areas complement this level.

The upper floor hosts the remaining four bedrooms, all exceptionally spacious, each with its own en-suite bathroom and direct access to large terraces that benefit from the south-facing orientation and pleasant open views. The property stands out for its charming traditional architecture, high ceilings, excellent condition and abundant natural light in every corner. This is a unique home, perfect as a family residence or as an investment opportunity in one of the most sought-after locations on the Costa del Sol.

Furthermore, it is worth highlighting that owning this villa grants access to the comprehensive facilities of the El Presidente residential complex: five swimming pools, including a heated pool open year-round, as well as tennis and paddle courts, which not only enhance the daily living experience but also increase the property's appeal as an investment for vacation rentals or as a high-end second home.



## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Förråd  
Utslagsbuss  
Fiberoptisk

### Åsikter

Fjäll  
Trädgård  
Slå samman  
Gata

### Slå samman

Privat  
Trädgård  
Privat

### Kategori

Investering  
Strandkant  
Lyx

### Orientering

Söder

### Miljö

Strandkant  
Nära golf  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
Nära skogen

### Möbler

Del inredd  
**Säkerhet**  
Larmsystem  
Posttelefon

### Klimatkontroll

Kall A/C  
Heta a/c  
Öppen spis  
Centralvärme

### Skick

Excellent

### Kök

Fullmonterad  
**Parkering**  
Garage  
Privat  
Täckt