



## Fristående villa till salu i The Golden Mile, Marbella

2 700 000 €

Referens: R4814443   Sovrum: 4   Badrum: 3   Komplot: 1 000m<sup>2</sup>   Bygga: 212m<sup>2</sup>   Terrass: 51m<sup>2</sup>





## Costa del Sol, The Golden Mile

This private villa, situated in the heart of the prestigious Golden Mile, offers a rare combination of luxury and convenience. Surrounded by some of the most exclusive urbanizations, this residence is just a few minutes' walk from the beach, upscale amenities, boutique stores, gourmet restaurants, and the iconic Puente Romano Hotel.

As you enter the villa, you're greeted by a welcoming entrance hall that seamlessly flows into a spacious living room. Adjacent is a fully equipped Bulthaup kitchen with state-of-the-art Gaggenau appliances, perfect for culinary enthusiasts. Both the living room and kitchen have direct access to a charming terrace and a beautifully landscaped garden with a pool, creating an idyllic space for relaxation and entertaining.

The first floor also includes a guest toilet, a well-appointed bedroom with an en-suite bathroom and dressing room, and the master suite. The master bedroom is a sanctuary, featuring a cozy fireplace, an en-suite bathroom, a large dressing room, and floor-to-ceiling windows that open onto the terrace and garden, filling the space with natural light.

The upper floor is dedicated to another luxurious master bedroom, complete with an en-suite bathroom, an expansive dressing room, and access to a private terrace with stunning sea views. From this terrace, you can ascend to the solarium, where panoramic views of the Mediterranean create the perfect backdrop for enjoying the serene surroundings. There is a possibility of extending by 80m<sup>2</sup>.

The plot is exceptionally private, offering unmatched tranquility despite its central location. This unique property is not only ideal for a family home but also presents significant investment potential, thanks to its high profitability in holiday rentals. Moreover, there is an opportunity to expand the villa by approximately 80 m<sup>2</sup>, as the buildability of the plot has not yet been fully utilized.

The villa's location is truly unbeatable, especially as the area is undergoing significant revaluation. The development of four luxury projects nearby, along with recent infrastructure improvements such as new roads, a children's park, a pedestrian area along the river, and a large parking facility, make this property an exceptional investment in a rapidly appreciating neighborhood.



## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Solarium  
Wifi  
Förråd  
Bar

### Grilla

### Åsikter

Fjäll  
Trädgård  
Slå samman

### Slå samman

Privat  
Trädgård  
Privat  
Anlagd  
Enkelt underhåll

### Kategori

Nedsatt  
Fritidshus  
Investerings  
Förhandla  
Lyx  
Återförsäljning  
Med planeringstillstånd  
Samtida

### Orientering

Söder  
Sydväst

### Miljö

Handelsområde  
Strandkant  
Nära golf  
Nära hamnen  
Nära havet  
Nära butiker  
Nära skolor  
Stad  
Nära marina

### Möbler

### Frivillig

### Säkerhet

Larmsystem  
Elektriska persienner  
Posttelefon  
Säker

### Klimatkontroll

Luftkonditionering  
För installerad A/C  
Kall A/C  
Heta a/c  
Öppen spis

### Skick

Bra

### Kök

Fullmonterad  
Parkering  
Garage  
Privat  
Täckt