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## Sales - House - The Golden Mile

## 2.450.000€

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**Ref.-ID: MIBGR5492710** **The Golden Mile** **House**

**4** **3.5** **305 m2** **70 m2**

Semi-detached villa in the heart of the Golden Mile, Marbella only 300m from the beach and the Puente Romano. Five-minute drive from Marbella Centre and Puerto Banus. 24-hour security communal pool, gym and spa. Perfect opportunity to own a three-bed, three-bath semi-detached house with a private plunge pool.This well-proportioned three-bedroom townhouse is arranged across several levels, offering generous living accommodation, private outdoor space and excellent flexibility for family living or entertaining. The ground floor is centred around a spacious open-plan living and dining area, with the kitchen positioned alongside and opening directly onto the exterior. Large openings connect the main living spaces with the covered porch and the private garden beyond, creating a natural flow between the interior and exterior. The private outdoor area includes a rear garden with a private swimming pool, together with a lateral garden and a dedicated entrance area. The property also benefits from a covered entrance porch and an additional uncovered terrace on the ground floor. The first floor provides three bedrooms. The principal bedroom occupies one side of the floor and features its own bathroom, dressing area and terrace. Two further bedrooms are located on the opposite side and share a bathroom. The central staircase and lift provide convenient access between the different levels. Above, the solarium offers an additional open terrace together with a small storage area, providing another private outdoor space within the property. The lower levels add considerable practical space. The basement includes a private garage with capacity for two vehicles, as well as a machine room. A further basement level provides two storage rooms, a bathroom and a laundry area. With approximately 305 m² of built area, 239.67 m² of stated useful area, 71.94 m² of terraces and porches, and private outdoor areas including a swimming pool, the property offers a substantial layout across its various levels.

**Setting**
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom

**Kitchen**
- ✔ Kitchen-Lounge

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking