**Sales - House - New Golden Mile**

# 4.500.000€

**New Golden Mile** **House**

 **4**  **3.5**  **371 m2**

This modern, top-quality villa is located in Velaya Gardens, a prestigious frontline beach development on the New Golden Mile, just a short distance from Estepona town center via the new Paseo. The property sits on an 884 m2 plot, with a built area of 371 m2 plus 146 m2 of terraces, offering spacious and elegant living. Designed with high-end finishes, the villa features a large open-plan living area and a fully fitted Bulthaup kitchen equipped with Gaggenau appliances. The master bedroom includes an en-suite bathroom and dressing area, while a guest bedroom also has an en-suite bathroom. Two additional guest bedrooms sharea bathroom. The villa benefits from a south-to-west orientation, maximizing natural light and sea views. There is direct access to the covered and open terraces, with private garden and pool. Additional features include, an elevator to all floors, underfloor heating, air conditioning with a high-efficiency aerothermal system, and three garage spaces with a separate storage area. The property is sold fully furnished, offering a turnkey solution in a prime beachfront location.

**Setting**
- ✔ Beachfront
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Private Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Gym
- ✔ Games Room
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Disabled Access
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Domotics
- ✔ Near Mosque
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Gas

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale










































































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