# Sales - House - The Golden Mile

# 3.390.000€

**The Golden Mile** **House**

**Community: 15,960 EUR / year**

 **5**  **6.5**  **420 m2**

This beautiful villa is situated in an exclusive gated urbanization comprising just 18 properties, located right in the heart of the Golden Mile. The development offers 24-hour security, well-maintained tropical gardens and several communal swimming pools. The property is spread over three floors and stands out for its spacious rooms, high-quality finishes and tasteful décor. On the main floor, there is a light-filled living room with a fireplace, a separate dining area, a modern, high-quality kitchen – practically new and fully equipped – as well as a bedroom with a full en-suite bathroom and a guest toilet. The living, dining and kitchen all have direct access to a magnificent terrace and the south-facing private garden, which also enjoys direct access to the development’s communal areas. On the ground floor are two spacious bedrooms, both with en-suite bathrooms, as well as a large leisure area with a guest toilet, a utility room and a storage area. This floor provides direct access to the private garage, which can accommodate at least two vehicles. The upper level a further two generously sized bedrooms, both with en-suite bathrooms. The bedrooms share a spectacular private terrace, ideal for relaxing and enjoying the partial panoramic views of the sea and the estate’s gardens. The villa has been built to an excellent standard using top-quality materials, including marble flooring, a recently upgraded underfloor heating and aircon system and a fully operational private lift that provides convenient access to all three floors. The property is tastefully decorated and fully furnished with high-quality furniture, included in the price, offering a home that is ready to move into and enjoy from day one. A magnificent opportunity for those seeking privacy, security, spaciousness and quality of life in one of Marbella’s most exclusive areas.

**Setting**
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition

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

**Climate Control**
- ✔ Air Conditioning
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F Heating

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Games Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

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

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

**Parking**
- ✔ Underground Parking
- ✔ Private Parking

**Category**
- ✔ Luxury
- ✔ Resale
















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