

## Продажа - Дом - The Golden Mile

# 5.500.000€

The Golden Mile

Дом

Коммунальные: 33,600 EUR / год

ИБИ: 4,274 EUR / год



3



4



447 m2



314 m2

This magnificent Villa is located in a gated and secured residence of 12 Villas on the luxurious Marbella Golden Mile. It is ideal for those who seek comfort and luxury of one of the most prestigious areas of the entire Mediterranean region. Villa was built in 2023. The beautifully built Villa on 4 levels offers high quality, stylish and bright living room open to the large and elegant terrace with stunning panoramic views towards the sea. All 2 bedroom suites include floor-to-ceiling windows, oak flooring, Porcelanosa marble and hardware throughout, showcasing an elegant and refined modern style. A sleek minimalist kitchen has integrated Gaggenau appliances. All 4 levels are connected by a modern elevator. Terraces leading out to a private area of garden - as well as having access to the beautifully landscaped communal gardens and swimming pool. Roof terrace with private swimming pool and outdoor cinema. A customizable basement provides ample space for an additional third bedroom, a home gym or room for any other use, such as an office. Underground parking for 4 cars. It is facing south-west, admires spectacular views of the Mediterranean Sea, Puerto Banus marina and has the legendary La Concha Mountain as a background. Surrounded with high-end properties of the Golden Mile, this perfectly executed contemporary property is just 250 meters away from the sandy beach and an array of amenities, well-known restaurants and bars, 5-star iconic hotels like Puente Romano, designer boutiques, shops and supermarkets. Unique opportunity to own a contemporary villa - one of just 12 - with panoramic sea views set on the world-famous Golden Mile!

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Категория**

- ✓ Выгодное предложение
- ✓ Первая линия пляжа
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Цена снижена
- ✓ Современного

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Общественный
- ✓ Приватный

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**бассейн**

- ✓ Общий
- ✓ Приватный
- ✓ С подогревом

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Подземная
- ✓ Более чем один
- ✓ Приватная

















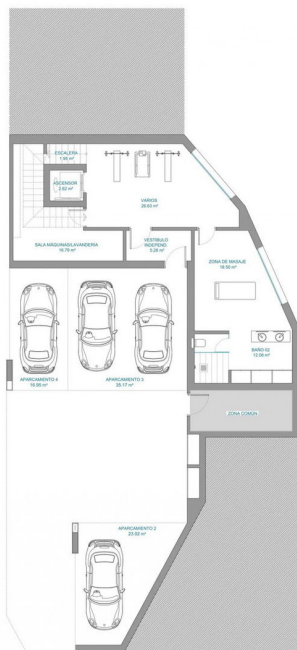




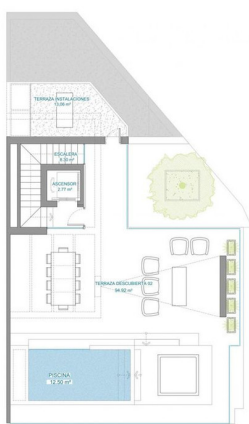
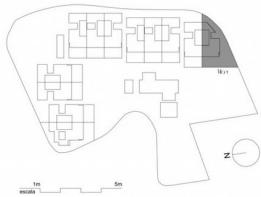








PLANTA SOTANO



PLANTA SOLARIUM

## Vilo: 1

### SUP. CONSTRUIDA

Cerrada vivienda:	268,80 m <sup>2</sup>
Terraza:	251,13 m <sup>2</sup>
Terraza Instalaciones:	14,49 m <sup>2</sup>
Comunes:	2,98 m <sup>2</sup>
Sótano privado:	103,68 m <sup>2</sup>
Aparcamientos:	75,14 m <sup>2</sup>

**SUP. TOTAL CONSTRUIDA:** 716,22 m<sup>2</sup>

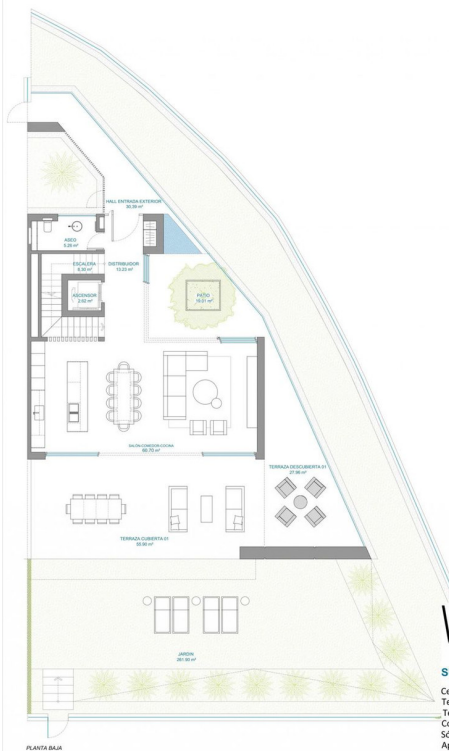
Sup. Jardín: 282,39 m<sup>2</sup>

Hall Entrada Exterior: 31,21 m<sup>2</sup>

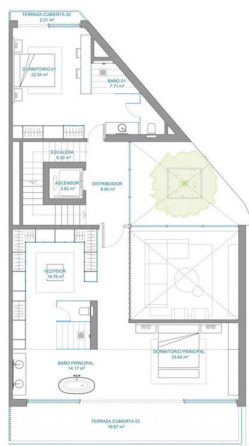
**TOTAL:** 1.029,82 m<sup>2</sup>

Sup. Usil según Real Decreto 218/2005: 332,84 m<sup>2</sup>

NOTA:  
La superficie mostrada en cada instancia, corresponde a superficie útil.  
La superficie de jardín y de hall entrada exterior expresada en villo de uso y disfrute.  
Documento informativo según la ordenación técnica.  
Documento a doble cara.



PLANTA BAJA



PLANTA PRIMERA

## Vilo: 1

### SUP. CONSTRUIDA

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Terrazo:	251,13 m <sup>2</sup>
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