**Продажа - Дом - New Golden Mile**

**1.175.000€**

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**Ref.-ID: MIBGR5542543** **New Golden Mile** **Дом**

**Коммунальные: 2,784 EUR / год** **ИБИ: 1,006 EUR / год** **Мусор: 185 EUR / год**

 **3**  **2.5**  **191 m2**  **107 m2**

Spacious Beachside Townhouse with Excellent Renovation Potential – Venalmar, New Golden Mile, Estepona An excellent opportunity to purchase a spacious two-bedroom townhouse in the established beachfront community of Venalmar, on Estepona’s sought-after New Golden Mile. This south-facing property offers generous living accommodation, a private garden and excellent potential for buyers looking to create a modern home in a prime beachside location. The townhouse is arranged over two levels, with a total constructed area of approximately 191 m², a 17 m² first-floor terrace and approximately 107 m² of private-use outdoor space, including the garden, access and parking area. The ground floor features an entrance hall, guest toilet, separate kitchen and a spacious open-plan living and dining area with a fireplace. Large sliding doors lead directly onto a covered terrace and private garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the Mediterranean climate. Upstairs are two generously proportioned bedrooms, both with en-suite bathrooms, along with private terraces overlooking the beautifully maintained communal gardens and swimming pool. The property would benefit from a comprehensive renovation, particularly the kitchen, bathrooms and interior finishes. However, the generous room sizes, practical layout and established surroundings provide an excellent foundation for a contemporary refurbishment. There is considerable potential to transform the property into a stylish permanent residence or holiday home. Venalmar is a well-established frontline beach residential complex, known for its mature tropical gardens, impressive communal swimming pool and peaceful surroundings. Its location offers convenient access to the beach, nearby restaurants, golf courses and local amenities, while Estepona town centre, Marbella and Puerto Banús are all within easy reach. Private covered parking is also included within the property's exclusive-use outdoor area. For buyers seeking a renovation project in an established beachfront community, this townhouse represents an opportunity to create a personalised home in one of the New Golden Mile's desirable coastal settings. Key Features - 3 bedrooms and 2 bathrooms plus guest toilet - Approximately 191 m² constructed area - 17 m² first-floor terrace - Approximately 107 m² private-use outdoor area - South-facing orientation - Spacious living and dining room with fireplace - Covered terrace and private garden - Private covered parking - Beautiful communal swimming pool and tropical gardens - Frontline beach residential complex - Excellent renovation potential - Convenient location on the New Golden Mile, Estepona

**Расположение**
- ✔ Первая линия пляжа
- ✔ На побережье
- ✔ Рядом с гольф-полем
- ✔ Рядом с морем
- ✔ Урбанизация
- ✔ Передняя линия комплекс

**ОРИЕНТАЦИЯ**
- ✔ на юг

**Состояние**
- ✔ Нужен ремонт

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Пре-установленный
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Камин

**ВИД**
- ✔ Вид на море
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Мраморные полы
- ✔ Двойные стеклопакеты

**Мебель**
- ✔ Без мебели

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Частный сад

**меры безопасности**
- ✔ Огражденный комплекс

**Парковка**
- ✔ Крытая парковка
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество

**Категория**
- ✔ Первая линия пляжа
- ✔ Гольф
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Перепродажа

























































