



**Unique Mediterranean luxury villa for sale, in the heart of Marbella's Golden Mile**  
Marbella Area

🏠 House 📏 Plot 2525 m<sup>2</sup> 🏠 Built 724 m<sup>2</sup> 📏 - 🏠 5 🏠 6 # Ref. 155500

🏠 4.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Classic luxury villa for sale in timeless Spanish style, close to all amenities on Marbella's renowned Golden Mile

### HIGHLIGHTS

- Close to all necessary amenities.
- 5 bedrooms and 6 bathrooms.
- Large outdoor area with playground and an attractive chiringuito.
- Individual cottage furnished as an office.

### THE LOCATION

- Situated in a highly sought-after urbanisation surrounded by similar properties on Marbella's Golden Mile.
- The location is quiet, yet close to all amenities including restaurants, supermarkets, tennis courts and several top golf courses.
- Puerto Banus, Marbella centre and the Golden Mile's beaches are just minutes away.
- International schools are all within easy reach.

### THE VILLA

#### In figures:

- Plot size: 2.525m<sup>2</sup>
- Built-up area: 724m<sup>2</sup>
- 5 Bedrooms
- 6 Bathrooms
- Floors: 2

#### General:

- Large, flat plot.

- Lush landscaped garden with lots of greenery.
- **Heated swimming pool with a water slide and adjacent sun deck.**
- Attached platform with a children's play area and several leisure facilities.
- **In the garden a cottage with a thatched roof and a fireplace, possibly to be converted into office space.**
- **Chiringuito-style garden pavilion with an exotic roof, furnished with a bar, chill-out and barbecue area with dining table.**
- Multiple open and covered terraces with ample space for relaxation.
- Views of the surrounding area and the iconic La Concha mountain.
- Partial sea views from the first floor.
- Southern orientation.
- Privacy.

## The villa itself:

- **Classic, Mediterranean-style, detached villa.**
- Highly finished.
- Romantically furnished with elegant decoration pieces.
- A large gate opens onto the patio.
- Covered entrance.
- Entrance with graceful staircase leading upstairs.
- Cosy living room with a wood-burning fireplace.
- Spacious kitchen with a vaulted wooden-beamed ceiling.
- The kitchen is equipped with an island, dining table and a pantry.
- Separate, formal dining room.
- Marble and porcelain floors.
- 5 bedrooms, 6 bathrooms.
- Master suite with bathroom equipped with a Jacuzzi, a large dressing room and partial sea views from the terrace.
- Large room, currently set up as a playroom.
- Laundry, storage.
- Indoor garage for 2 cars.
- Parking space for 2-3 cars.

## Other features:

- Double glazing.
- Underfloor heating.
- Air conditioning.
- Central heating for radiators.
- Solar panels.
- Awnings for the terraces.
- Water supply.
- Gas tank.
- Automatic irrigation and exterior lighting.
- Fitted wardrobes.
- Alarm system.



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