



Detached boutique villa for sale surrounded by greenery in a private gated community on the New Golden Mile between Marbella and Estepona
Marbella Area

House Plot 609 m² Built 296 m² Terrace 159 m² 5 4 # Ref. 155925

1.450.000 €

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.

Modern luxury villa for sale close to all amenities on the New Golden Mile between Marbella and Estepona

SOLD

PROPERTY HIGHLIGHTS

- Close to all necessary amenities.
- 5 bedrooms and 4 bathrooms.
- Private heated pool.
- Multi-purpose room on the lower floor.
- Privacy.

THE LOCATION

- Situated in a **private, gated villa complex** in the heart of the New Golden Mile between Marbella and Estepona.
- Within a short driving distance, the Atalaya Golf Club can be reached, as well as some international schools.
- Walking distance to local supermarkets, various shops, restaurants and bars, pharmacies and more.

THE VILLA

In figures:

- Plot size: 609m²
- Built-up area: 296m²
- Surface terraces: 159m²
- 5 bedrooms
- 4 bathrooms
- 1 guest toilet
- Pool area: 37m²
- Residential floors: 3

General:

- **Flat plot adjacent to a wooded green area of 50.000m².**
- Manicured landscaped garden.
- **Heated swimming pool** surrounded by a terrace with loungers.
- Adjacent covered terrace with barbecue area with dining table and chill-out.
- A lateral pergola terrace on the upper floor connects to a front, open terrace.
- Views of the lush surroundings.
- Privacy.

The villa itself:

- **Detached villa with sleek, modern architecture.**
- High quality finishings.
- Double-height entrance hall with stairs.
- Guest toilet.
- Cosy lounge with adjacent integrated dining area.
- Practical kitchen equipped with Neff appliances and featuring a cooking island where you can sit.
- Cream-coloured tiled floors.
- Room-high sliding windows with recessed frames provide a seamless connection between the living spaces and terraces.
- 5 bedrooms, 4 bathrooms.
- Parking space for 2 cars.

Lower floor:

- Stairwell with landing.
- Fitness room with en-suite bathroom, possibly to be converted into a guest bedroom.
- **Multi-purpose room of 47m², free to convert into a playroom, home cinema or guest bedroom.**
- Laundry room and technical room.
- Storage.

Other features:

- Glass balustrades.
- Air conditioning.
- Fitted wardrobes.
- Solar panels.
- Energy certificate B.
- Exterior lighting.



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