



**Andalusian villa for sale within walking distance of the beach on the New Golden Mile between Marbella and Estepona**  
Marbella Area

🏠 House 📏 Plot 2500 m<sup>2</sup> 🏠 Built 614 m<sup>2</sup> 📏 - 🚗 6 🚗 6 # Ref. 156455

🏠 1.950.000 €

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## Mediterranean-style luxury villa for sale between Marbella and Estepona

### PROPERTY HIGHLIGHTS

- Walking distance to amenities and the beach
- Contemporary design in Andalusian style.
- Large garden with private pool.
- Everything is on one living level.

### THE LOCATION

- Ideally located in a quiet urbanisation, yet **within walking distance of all amenities and the beach of the New Golden Mile.**
- A short distance from several prestigious golf courses.
- 5 minutes away from San Pedro centre, 20 minutes from the historic centre of Estepona and 25 minutes from Marbella centre.

### THE VILLA

#### In figures:

Plot size: 2500m<sup>2</sup>  
Total built area: 614m<sup>2</sup>  
6 bedrooms, 6 bathrooms  
1 floor

#### General:

- **Spacious, fully fenced plot with lots of greenery.**
- Mature exterior with lawn strips and tropical plants.
- Large private swimming pool.
- Adjacent pool house designed with Moorish details and equipped with an outdoor kitchen.
- Southern orientation.

## The villa itself:

- **Detached single-storey villa surrounded by terraces, patios and beautiful gardens.**
- Private driveway equipped with parking for several cars.
- Covered entrance.
- Bright living room with traditional fireplace.
- Integrated dining room.
- Adjoining enclosed kitchen fully equipped, with a central cooking island.
- A spacious covered terrace with lounge and dining table.
- A total of 5 bedrooms and 6 bathrooms.
- Carport for 2 cars + additional parking .

## Other features:

Barbecue area.

Marble and wooden parquet floors.

Fitted wardrobes.

Air conditioning.

Fireplace.

Operable awnings on the terrace.

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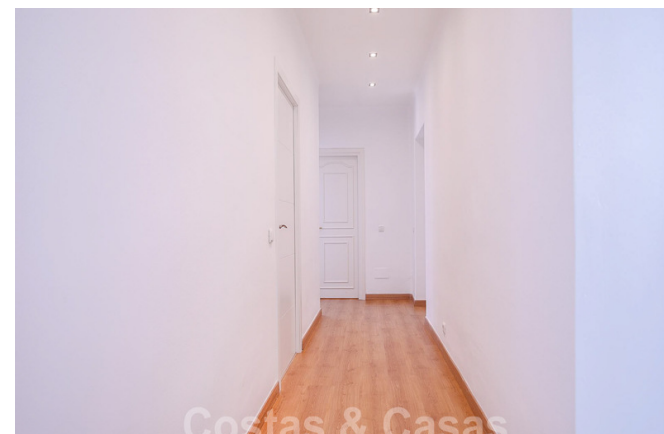
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