



**Luxurious beachfront property with open sea views for sale, directly on the beach on Marbella's prestigious Golden Mile**

Marbella Area

House - Built 194 m<sup>2</sup> Terrace 120 m<sup>2</sup> 3 3 # Ref. 192500

5.995.000 €

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.

## Move-in ready beachfront property in an exclusive complex for sale on Marbella's Golden Mile

### HIGHLIGHTS

- Exceptional beachfront location on the Golden Mile.
- Walking distance to restaurants, clubs, amenities, and Puerto Banús.
- Enchanting sea views.
- Inviting terraces with a private heated pool.

### THE LOCATION

Located in an exclusive gated community with an exceptional location on Marbella's iconic Golden Mile, on the seafront.

Residents enjoy direct access to the promenade and beach, ideal for strolling or relaxing by the Mediterranean Sea.

Recently located nearby are renowned beach clubs, inviting restaurants, luxury amenities, and the prestigious Puente Romano and Marbella Club hotels.

Just a few minutes' walk away is Puerto Banús, known for its luxury marina, designer shops, and vibrant nightlife.

Marbella town center is approximately a 7-minute drive away, while the renowned Nueva Andalucía Golf Valley is just 5 minutes away.

### THE PROPERTY

#### In figures:

Built area: 314m<sup>2</sup>  
Interior area: 194m<sup>2</sup>  
Terraces: 120m<sup>2</sup>  
3 bedrooms, 3 bathrooms  
Guest toilet

#### Description:

**Semi-detached villa in traditional Andalusian style.  
Stylishly renovated with contemporary décor and a warm atmosphere.**

Finished to the highest quality.

**South-facing.**

**Unobstructed views across the Mediterranean Sea towards the northern coast of Africa.**

Well-maintained outdoor space consisting of **spacious, inviting terraces.**

An **outdoor kitchen with a bar** and dining table is ideal for cozy evenings with friends and family, where cooking, eating, and enjoying come together in the open air.

A **heated private pool** with an adjoining sun terrace.

Spacious living room with a TV lounge.

High windows with recessed profiles open onto the outdoor spaces.

A **custom-made open-plan kitchen/diner** features Miele appliances and a kitchen island with seating.

An adjacent dining table.

**3 bedrooms, 3 bathrooms, and a separate guest toilet.**

Master bedroom with a dressing room and en-suite bathroom with breathtaking sea views.

High-quality flooring.

Other features:

Air conditioning for cooling and heating.

Aerothermic system.

Water-based **underfloor heating.**

Double glazing.

Home automation system.

Sonos sound system.

Custom-built wardrobes.

LED lighting.

Outdoor shower



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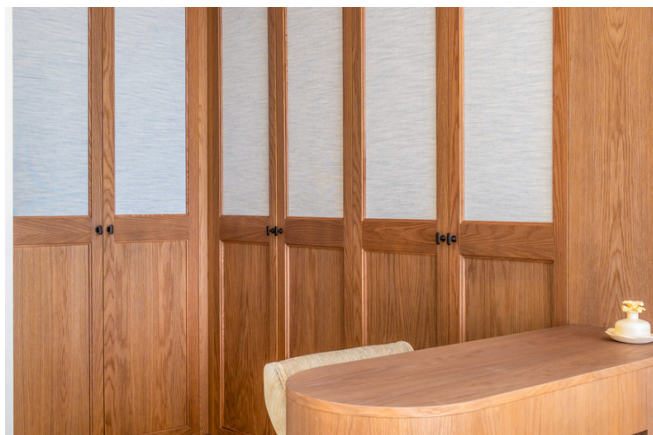
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