



Beachside villa just a stone's throw from the beach for sale on the New Golden Mile between Marbella and Estepona

Marbella Area

House
 Plot 1985 m²
 Built 699 m²
 -
 5
 4
 Ref. 213003

2.400.000 €

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Unique investment opportunity just a one-minute walk from the beach for sale between Marbella and Estepona

HIGHLIGHTS

- Prime beachside location on the highly desirable New Golden Mile.
- Expansive plot of 1,985m².
- South-facing orientation.
- Ideal as a modernisation or renovation project.
- A rare opportunity, just a one-minute walk from the beach.

THE LOCATION

This villa enjoys an **exceptional location, just a one-minute walk from the beach and the charming coastal promenade, home to a selection of inviting beach restaurants and beach clubs.**

Supermarkets, restaurants and all other daily amenities are only a few minutes' drive away.

The charming centre of Estepona can be reached within 10 to 12 minutes by car, while the exclusive town of Marbella is approximately 15 minutes away.

THE VILLA

In figures:

Plot: 1,985m²
Built area: 699m²
Bedrooms: 5
Bathrooms: 4

General:

The villa is set on an exceptionally wide and flat plot of almost 2,000m², surrounded by complete privacy, mature trees and expansive lawns.

The outdoor areas are generously designed, featuring a spectacular main terrace adjacent to the living area, as well as several sun terraces on the upper floor, ideal for outdoor dining and entertaining.

At the centre of the garden lies the **impressive private swimming pool**, inviting residents to enjoy endless hours of relaxation under the Spanish sun.

The pool bar has been beautifully finished with traditional blue and white mosaic tiles, creating an authentic Andalusian Mediterranean atmosphere.

Thanks to its perfect **south-facing orientation**, both the outdoor areas and the villa itself enjoy maximum sunlight throughout the entire day.

The views are beautifully green, overlooking the **private park-like garden** and swimming pool.

Description:

Classic Spanish detached villa distributed over two generous levels.

The villa is currently in its original condition and offers a **solid structure, providing the perfect blank canvas for a contemporary renovation or complete restoration.**

The property has been built using high-quality traditional materials, including a robust construction and elegant classic wooden finishes.

The interior features impressive proportions, with an emphasis on **spacious living areas and an abundance of natural light.**

The property benefits from large wooden sliding doors opening onto the terraces across the full width of the home.

The generous living area comprises an impressive lounge with a charming fireplace and large windows overlooking the garden.

Adjacent to the living room is a separate formal dining room, directly connected to the entrance hall and kitchen.

The **separate kitchen** is spacious, fully equipped with built-in appliances and offers ample workspace and storage.

The villa features a total of 5 generous bedrooms and 4 bathrooms, plus a convenient guest toilet near the entrance.

A versatile office/study room with built-in wardrobes is also available and could easily be converted into an additional bedroom.

The master suite enjoys access to a **huge solarium terrace** on the first floor, complete with a built-in outdoor barbecue.

Practical laundry room and additional storage space.

Parking is effortless thanks to the spacious private garage integrated into the property, with additional parking available on the driveway within the gated plot.

Additional features:

Partial air conditioning for cooling and heating.

Traditional fireplace.

Marble flooring.

Fitted wardrobes.

Double glazing.

Window shutters.



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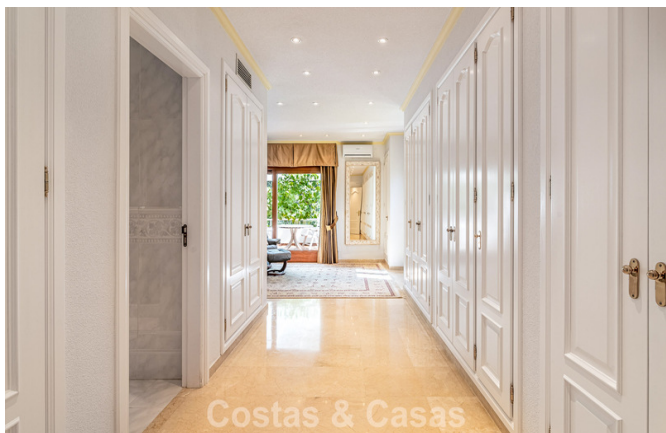
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