



## Luxury villa for sale, exclusive golf resort, New Golden Mile, Marbella - Estepona

Marbella Area

House 
 Plot 1175 m<sup>2</sup>
 Built 350 m<sup>2</sup>
 Terrace 120 m<sup>2</sup>
 5 
 4 
 # Ref. 110801

1.499.000 €

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.

## Luxury villa for sale, exclusive golf resort, New Golden Mile, between Marbella and Estepona

Located in a 5 star golf resort with 3 x 18 hole golf courses and just minutes drive to Puerto Banus, Estepona, the beach, supermarkets and hotels.

### The plot:

The plot measures nearly 1.175 m2 and has a private landscaped mature garden and a private pool positioned on the south part of the plot.

South orientation, all day sun

Views to the coast and the valley.

### The villa:

Gated entrance

Very light and bright due to its south facing position.

### Distribution:

*Ground level*

*Hall with double sweeping staircase.*

2 bedrooms where of one en-suite.

Very large kitchen with Miele appliances and breakfast area.

From the kitchen you have direct access to an open patio area.

Large open plan living – dining room with fireplace and direct exit to the covered terraces where you have partial sea views.

*Upper floor*

2 large bedrooms en-suite whereof one is the master suite with dressing room and en-suite bathroom.

Both bedrooms open up to a terrace facing south-west.

*Lower floor*

Underground parking for at least 2 cars.

1 bedroom with separate bathroom.

Office room. (used as a 6th bedroom)

Storage room.

Laundry room.

Machine room.

Large area with cinema, game room and gym.

*Other features:*

Beige marble throughout

Air conditioning hot & cold

Double glazing

Satellite TV

Alarm system

CCTV system

Safe





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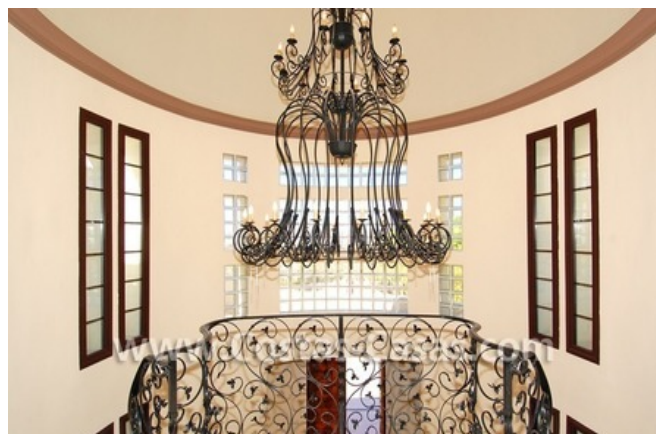
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