

Sales - House - The Golden Mile
2.450.000€



Ref.-ID: R5486746

The Golden Mile

House



4



3.5



339 m2



108 m2

Semi-detached villa in the heart of the Golden Mile, Marbella only 300m from the beach and the Puente Romano. Five-minute drive from Marbella Centre and Puerto Banus. 24-hour security communal pool, gym and spa The property is arranged over several levels, offering a well-balanced combination of living, bedroom and outdoor spaces. Ground Floor : The entrance is via a covered porch leading into a welcoming reception hall. From here, there is a guest cloakroom, with the staircase and lift providing access to the upper and lower levels. A hallway leads through to the main open-plan living and dining area, with the kitchen positioned alongside it. The kitchen and living spaces open directly onto the covered rear porch, creating a natural connection between the interior and the garden. Outside, the property enjoys a private garden with a private swimming pool, together with a lateral garden area and a dedicated entrance area. First Floor: The principal bedroom occupies one side of the floor and benefits from an en-suite bathroom, dressing area and private terrace. The two further bedrooms are positioned on the opposite side and share a bathroom. The staircase and lift are centrally located, providing convenient access throughout the property. Solarium: The upper solarium level provides an open terrace, accessed by both stairs and lift, together with a small storage area. This offers an additional outdoor space that can be used for relaxing or entertaining. Basement Levels: The main basement level includes a private garage with space for two vehicles, together with a machine room. The garage is accessed via the independent entrance/vestibule serving the property. A further lower level provides two storage rooms, a living room / playroom, fourth bedroom. A bathroom and a laundry area, also accessed from the independent entrance/vestibule. The property benefits from several distinct outdoor areas, including: Covered entrance porch Rear covered porch adjoining the living and dining area Private rear garden Private swimming pool Lateral garden Ground-floor uncovered terrace First-floor terrace Upper solarium terrace Overall, the layout is designed around open-plan living on the ground floor, three bedrooms on the first floor, generous outdoor areas and substantial private basement and garage space, with the added convenience of a lift connecting the different levels

Setting ✓ Close To Golf ✓ Close To Port ✓ Close To Sea ✓ Close To Town ✓ Close To Schools	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Private	Climate Control ✓ Air Conditioning	Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Solarium ✓ Gym ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom
Kitchen ✓ Kitchen-Lounge	Garden ✓ Private	Security ✓ Gated Complex ✓ Electric Blinds	Parking ✓ More Than One ✓ Private		