EK
ARBAT ESTATES

Sales - House - The Golden Mile

2.750.000€

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Ref.-ID: R4826392 **The Golden Mile** **House**

Community: 16,320 EUR / year **IBI: 2,734 EUR / year** **Rubbish: 220 EUR / year** **4** **4.5** **550 m2** **550 m2**

Renovation Opportunity - Four bedroom south-facing villa, located in the prestigious Village Las Lomas de Magna Marbella complex on Marbella's Golden Mile. The villa is the perfect renovation project with the community offering 24-hour security service, two large community pools, and lush tropical gardens of exceptional beauty. The villa enjoys a prime location, close to all amenities, including supermarkets, shops, restaurants, schools, and golf courses, and is only a five-minute drive from the sea. The property spans three floors. The main floor features a spacious entrance hall, a living room with direct access to the terrace and garden, a well-proportioned kitchen, a dining room, a bright bedroom with an en-suite bathroom, and a guest toilet. The upper floor comprises the master suite and a guest suite, both with access to a large terrace with partial sea views. The lower level includes two additional bedrooms sharing a bathroom, a laundry room, a large multipurpose room, and direct access to the garage. Additional features include hot and cold air conditioning, underfloor heating, an elevator connecting all levels, a domotic system, and a private garage for two cars. Please note that the villa is in need of some renovations and is offered unfurnished, allowing you the opportunity to update and personalize it to your taste. The materials used in its construction and interior decoration are of the highest quality, reflecting the luxury of this property.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Games Room
- ✔ Storage Room
- ✔ Ensuite Bathroom

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury