

**Sales - House - New Golden Mile**  
**4.500.000€**

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**Ref.-ID: R5007865**

**New Golden Mile**

**House**



**4**



**3.5**



**371 m2**

This modern, top-quality villa is located in Velaya Gardens, a prestigious frontline beach development on the New Golden Mile, just a short distance from Estepona town center via the new Paseo. The property sits on an 884 m2 plot, with a built area of 371 m2 plus 146 m2 of terraces, offering spacious and elegant living. Designed with high-end finishes, the villa features a large open-plan living area and a fully fitted Bulthaup kitchen equipped with Gaggenau appliances. The master bedroom includes an en-suite bathroom and dressing area, while a guest bedroom also has an en-suite bathroom. Two additional guest bedrooms share a bathroom. The villa benefits from a south-to-west orientation, maximizing natural light and sea views. There is direct access to the covered and open terraces, with private garden and pool. Additional features include, an elevator to all floors, underfloor heating, air conditioning with a high-efficiency arothermal system, and three garage spaces with a separate storage area. The property is sold fully furnished, offering a turnkey solution in a prime beachfront location.

**Setting**

- ✓ Beachfront
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Games Room
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Access for people with reduced

## mobility

- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Domotics
- ✓ Near Mosque
- ✓ Near Church
- ✓ Basement
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished
- ✓ Not Furnished

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Private
- ✓ Children`s Pool

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private