

**Sales - House - New Golden Mile**  
**495.000€**

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**Ref.-ID: R5412172**

**New Golden Mile**

**House**

**Community: 2,160 EUR / year IBI: 600 EUR / year**

**Rubbish: 60 EUR / year**



**5**



**3**



**160 m2**



**219 m2**

FANTASTIC FAMILY TOWNHOUSE IN RESIDENCIAL DIANA SPACE. PRIVATE GARDEN. POOL. SERVICES. BEACH. Spacious Mediterranean-style townhouse in the well-maintained gated community of Residencial Diana. An ideal home for families looking for space, comfort, a private garden and a highly practical location on the Costa del Sol. The property offers approx. 160 m<sup>2</sup> built, a comfortable layout, plenty of natural light, a private garden with fruit trees and three parking spaces. It is sold fully furnished and ready to move into.

PROPERTY HIGHLIGHTS • Approx. 160 m<sup>2</sup> built • Private garden with lemon, avocado and bay leaf trees • Three parking spaces • Fully furnished • Ready to move into • Spacious living-dining room with fireplace • Separate kitchen with laundry area and pantry • Direct access to the garden from both the kitchen and living room • Master bedroom with ensuite bathroom and solarium terrace • Two additional bedrooms • Office / study • Fitted wardrobes • Pre-installation for air conditioning • Possibility to build a basement floor

COMMUNITY Residencial Diana is a gated, very well-maintained community with communal areas that are especially attractive for families. • Communal swimming pool very close to the property • Pool area well integrated into a large communal space, not directly in front of the house • Large landscaped garden areas • Lawns • Paddle tennis court • Barbecue area • Well-kept and family-friendly environment

LOCATION One of the great advantages of this property is its everyday convenience. Just outside the urbanization, there is a commercial centre with restaurants, pharmacy, hairdresser, shops and services. • Commercial centre just a few steps away • Restaurants, pharmacy, hairdresser and daily services nearby • Bus stop very close • Beach within easy walking distance • Approx. 5 km to Puerto Banús • Approx. 9 km to Estepona • Approx. 13 km to Marbella •

Excellent connection to the N-340 An excellent option for families looking for a spacious home with a private garden, attractive communal areas and everything needed for daily life practically on the doorstep. Contact us for more information or to arrange a viewing.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Village</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ South</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Pre Installed A/C</li> <li>✓ Fireplace</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> <li>✓ Urban</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Restaurant On Site</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Covered</li> <li>✓ Street</li> <li>✓ More Than One</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Telephone</li> <li>✓ Gas</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>				