EK
ARBAT ESTATES

Sales - House - New Golden Mile

955.000€

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Ref.-ID: R5512567 **New Golden Mile** **House**

Community: 1,020 EUR / year **IBI: 729 EUR / year** **Rubbish: 153 EUR / year** **3** **3** **148 m2** **290 m2**

Oasis 22 is a gated boutique community of just 22 homes in La Resina, on Estepona's New Golden Mile, between Estepona and Marbella. This semi-detached house, built in 2021 and kept in excellent condition, sits on a 290 m² plot with its own private garden, a garden gate straight onto the community pool and gardens, and parking for two cars inside the plot. It works as well as a permanent home as it does as a holiday one. The ground floor is one open space: a bright living and dining room and a fully equipped open-plan kitchen with Neff appliances (all appliances stay), all opening through full-height glazing onto the covered terrace and the garden. The terrace sits under a bioclimatic pergola with adjustable louvres and side screens, an upgrade the owners added, so it works in the summer sun and on cooler evenings alike. The garden has lawn, established planting, automatic irrigation and a built-in barbecue. A bedroom and a full bathroom complete this floor, for guests or a home office. Upstairs, the main bedroom has an en-suite bathroom and its own terrace looking over the community pool and gardens. The house was designed with four bedrooms, and the owners joined two of the upstairs ones into one large second bedroom, which opens onto its own terrace: a second upstairs terrace the owners had the developer add, which few houses in Oasis 22 have. There is a further full bathroom on this floor. The house has ducted hot and cold air conditioning with individual control in each room, large-format porcelain floors, fitted wardrobes, manual blinds and an alarm system. Location. The Unicorn Racket Club, a children's playground (2 minutes) and the Orthodox church are a few minutes' walk away, and a riverside path along the Arroyo de las Cañas leads down to the beach and the coastal promenade in about ten minutes, with beach restaurants such as Bossa and Tikitano along the way. Hospiten hospital, Atlas American School of Málaga and La Resina Golf are under 5 minutes by car; the Swedish International School, Sublim Beach Club, Lidl and Mercadona 5 to 10; and Atalaya, Villa Padierna and El Paraíso golf, Puerto Banús, Estepona town and Marbella about 10 to 15.

Setting
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Barbeque
- ✔ Near Church

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Resale
- ✔ Contemporary