EK
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Sales - House - New Golden Mile

1.175.000€

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Ref.-ID: R5542543 **New Golden Mile** **House**

Community: 2,784 EUR / year **IBI: 1,006 EUR / year** **Rubbish: 185 EUR / year** **3** **2.5** **191 m2** **107 m2**

Spacious Beachside Townhouse with Excellent Renovation Potential – Venalmar, New Golden Mile, Estepona An excellent opportunity to purchase a spacious two-bedroom townhouse in the established beachfront community of Venalmar, on Estepona’s sought-after New Golden Mile. This south-facing property offers generous living accommodation, a private garden and excellent potential for buyers looking to create a modern home in a prime beachside location. The townhouse is arranged over two levels, with a total constructed area of approximately 191 m², a 17 m² first-floor terrace and approximately 107 m² of private-use outdoor space, including the garden, access and parking area. The ground floor features an entrance hall, guest toilet, separate kitchen and a spacious open-plan living and dining area with a fireplace. Large sliding doors lead directly onto a covered terrace and private garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the Mediterranean climate. Upstairs are two generously proportioned bedrooms, both with en-suite bathrooms, along with private terraces overlooking the beautifully maintained communal gardens and swimming pool. The property would benefit from a comprehensive renovation, particularly the kitchen, bathrooms and interior finishes. However, the generous room sizes, practical layout and established surroundings provide an excellent foundation for a contemporary refurbishment. There is considerable potential to transform the property into a stylish permanent residence or holiday home. Venalmar is a well-established frontline beach residential complex, known for its mature tropical gardens, impressive communal swimming pool and peaceful surroundings. Its location offers convenient access to the beach, nearby restaurants, golf courses and local amenities, while Estepona town centre, Marbella and Puerto Banús are all within easy reach. Private covered parking is also included within the property's exclusive-use outdoor area. For buyers seeking a renovation project in an established beachfront community, this townhouse represents an opportunity to create a personalised home in one of the New Golden Mile's desirable coastal settings. Key Features - 3 bedrooms and 2 bathrooms plus guest toilet - Approximately 191 m² constructed area - 17 m² first-floor terrace - Approximately 107 m² private-use outdoor area - South-facing orientation - Spacious living and dining room with fireplace - Covered terrace and private garden - Private covered parking - Beautiful communal swimming pool and tropical gardens - Frontline beach residential complex - Excellent renovation potential - Convenient location on the New Golden Mile, Estepona

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Beachfront
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale