



## Frakoblet villa til salg i New Golden Mile, Estepona

4.200.000 €

Reference: R5234575 Soveværelser: 5 Badeværelser: 6 Grundstørrelse: 1.275m<sup>2</sup> Byg Størrelse: 539m<sup>2</sup> Terrasse: 80m<sup>2</sup>





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## Costa del Sol, New Golden Mile

This magnificent traditional-style villa is located in the exclusive New Golden Mile, within the prestigious El Presidente community, just 50 metres from the beach and its newly built seaside promenade. The location is exceptional, surrounded by all kinds of amenities and only five minutes' drive from Puerto Banús and ten minutes from both Marbella and Estepona. The property sits on a 1,275 m<sup>2</sup> plot and offers 539 m<sup>2</sup> built, including 461 m<sup>2</sup> of internal living space and 80 m<sup>2</sup> of terraces, all facing south to ensure exceptional brightness throughout the day.

Upon entering the villa, you are greeted by a spacious and luminous main living room featuring large windows that fill the space with natural light and provide seamless access to the terrace and the beautifully maintained garden. On this floor there is also a cozy tea room, a generous kitchen and dining area, a laundry room, a bedroom with an en-suite bathroom and walk-in wardrobe, as well as a guest bathroom. A large garage and several storage areas complement this level.

The upper floor hosts the remaining four bedrooms, all exceptionally spacious, each with its own en-suite bathroom and direct access to large terraces that benefit from the south-facing orientation and pleasant open views. The property stands out for its charming traditional architecture, high ceilings, excellent condition and abundant natural light in every corner. This is a unique home, perfect as a family residence or as an investment opportunity in one of the most sought-after locations on the Costa del Sol.

Furthermore, it is worth highlighting that owning this villa grants access to the comprehensive facilities of the El Presidente residential complex: five swimming pools, including a heated pool open year-round, as well as tennis and paddle courts, which not only enhance the daily living experience but also increase the property's appeal as an investment for vacation rentals or as a high-end second home.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Værktøjsrum  
Høflighedsbus  
Fiberoptik

### Synspunkter

Bjerg  
Have  
Pool  
Gade

### Pool

Privat

### Have

Privat

### Kategori

Investering  
Beachfront  
Luksus

### Orientering

Syd

### Indstilling

Strandside  
Tæt på golf  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Tæt på skov

### Møbel

Del møbleret

### Sikkerhed

Alarmsystem  
Indgangstelefon

### Klimakontrol

Kold aircondition  
Varm aircondition  
Ildsted  
Centralvarme

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Garage  
Privat  
Dækket