



## 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>





## 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:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klimakontrol</b>
Dækket terrasse	Syd	Kold aircondition
I nærheden af transport		Varm aircondition
Privat terrasse		Ildsted
Opbevaringsrum		Centralvarme
Ensuite badeværelse		
Marmorgulve		
Dobbeltvindue		
Monterede garderobeskabe		
Værktøjsrum		
Høflighedsbus		
Fiberoptik		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Bjerg	Strandside	Fremragende
Have	Tæt på golf	
Pool	Tæt på havet	
Gade	Tæt på butikker	
	Tæt på byen	
	Tæt på skoler	
	Tæt på skov	
<b>Pool</b>	<b>Møbel</b>	<b>Køkken</b>
Privat	Del møbleret	Fuldt monteret
<b>Have</b>	<b>Sikkerhed</b>	<b>Parkering</b>
Privat	Alarmsystem	Garage
	Indgangstelefon	Privat
		Dækket
<b>Kategori</b>		
Investering		
Beachfront		
Luksus		