

## Villa for sale in Marbella Golden Mile, Costa del Sol

3 Bedrooms | 3 Bathrooms | 220 m<sup>2</sup> Interior | 83 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 912 IBI | € 185 Rubish tax | € 225 Community fees



### Property Description

This detached house is located in one of the most prestigious areas of Marbella, within the renowned Marbella Golden Mile. This traditional home offers privacy, comfort, and refined living. Set within an exclusive community of only 17 residences, the property features maintained gardens and a shared saltwater swimming pool.

Positioned at the highest point of the complex, the house enjoys direct access from a quiet cul-de-sac street, ensuring tranquility and convenience.

#### Layout:

The ground floor comprises an inviting entrance hall, guest toilet, fully fitted kitchen, and a spacious living room with fireplace and separate dining area. This level also includes a bedroom with en-suite bathroom. The living area and the bedroom open onto a charming private patio with dining and lounge spaces, surrounded by lush vegetation including bamboo, palm tree, avocado trees, fruit trees etc. The patio also has direct street access, ideal for hosting barbecues and social gatherings.

On the first floor, there are two generous bedrooms, both with en-suite bathrooms, as well as a large multipurpose room with big windows and sea views—perfect as a second living room, TV Room, studio, gym, additional bedroom and storage space.

The top floor boasts a large solarium with pergola, offering views of the sea and mountains—an ideal setting for sunbathing, entertaining, outdoor cinema, or relaxation.

#### Location:

Situated in a quiet and exclusive neighborhood with an international community, the property is

just a 5-minute drive from Marbella town, schools, and all amenities, with easy motorway access. It is only 10 minutes drive from Puerto Banús and a pleasant 25-minute walk to the beach promenade.

A large garage space for two cars with 24-hour security can be purchased optionally.