

## Villa zum Verkauf in New Golden Mile, Costa del Sol

5 Schlafzimmer | 6 Badezimmer | 539 m<sup>2</sup> Wohnfläche | 80 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,860 IBI | € 7,200 Community fees



### Beschreibung der Immobilie

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