



**Property type :** Detached Villa

**Location :** New Golden Mile

**Bedrooms :** 5

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Closed Garage

**House area :** 539 m<sup>2</sup>

**Plot area :** 1275 m<sup>2</sup>

- |                       |                   |                       |
|-----------------------|-------------------|-----------------------|
| ✓ ensuite bathroom    | ✓ close to shops  | ✓ First line of beach |
| ✓ near transport      | ✓ Close to beach  | ✓ Close to golf       |
| ✓ Close to sea        | ✓ WiFi            | ✓ Fitted wardrobes    |
| ✓ Storage room        | ✓ Fireplace       | ✓ Alarm system        |
| ✓ Utility room        | ✓ Terrace         | ✓ White goods         |
| ✓ Partially furnished | ✓ Airconditioning |                       |

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.



