ALL IN real estates

# Townhouse in New Golden Mile

| Bedrooms | 4 | Bathrooms | 4 | Built | 291m2 | Plot | 120m2 |
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| R4952128 | Townhouse | New Golden Mile | 2.950.000€ |
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This beautiful house is located in an enviable beachfront position on the New Golden Mile, offering breathtaking sea views, private pool, 5 star amenities, all with direct access to the beach. Sold with an active rental license. The property is spread over 3 floors taking full advantage of its south orientation, with fabulous views and all day sun. On entering, you are immediately greeted with the most stunning views straight across the garden to the sea. The ground floor offers a contemporary open plan living area with a sleek minimalist style kitchen and central island. The terrace doors fold back into the wall providing a seamless inside outside flow onto the spacious downstairs terrace and 120m² private garden with summer kitchen, private pool and Jacuzzi. On this ground floor level there is also a double bedroom and full bathroom, ideal for those facing mobility difficulties, or, for those simply preferring a single floor style of living. There is also a further office/snug room that, if needed, could be closed up to create a 5th bedroom. On the first floor, you are greeted by an amazing master bedroom suite with private terrace overlooking the Mediterranean, an ensuite bathroom with stunning views and a dressing area. Again the pocket terrace doors fold away into the walls, giving that seamless indoor outdoor feeling, and allowing you to lie in bed and immerse yourself in the view. There is a second guest bedroom suite on this level with ensuite bathroom, dressing area and private terrace. Downstairs in the basement is a fantastic second TV room/games room ideal for families that want that extra space. The fourth

bedroom is also located downstairs with built in wardrobes and a full bathroom. Included in the price are 2 underground parking spaces. Some feature of this exclusive property include: Under floor heating throughout, hot and cold A/C throughout, pocket terrace doors, electric blinds and shutters, domotics and smart home control, private pool, private Jacuzzi, summer kitchen, a 120m ² private garden, 4 full bathrooms with walk in showers, fully fitted kitchen with island, direct access to the beach and scope to create more rooms if needed. A lift can also be fitted serving all 3 floors if required. Maintenance of the private garden is also included in the Community fees. The gated community is just as impressive as the house. It is recognised as one of the most exclusive coastal developments on the Costa del Sol. Spanning approximately 15,000m² this seafront development offers its residents a luxurious beach lifestyle. It boasts a heated outdoor infinity swimming pool, day beds, a children's swimming pool and playground, concierge services, 24hr security, tennis court, padel court, gym, Jacuzzi, outdoor kitchen and BBQ pavilion, and, of course, direct access to the beach and the beautiful promenade. The urbanisation is known for its quality and beautiful style of architecture, using natural stone to enhance the serene beach feel, and was constructed with a commitment to the environment, promoting a more sustainable construction. Location wise the urbanisation is ideal for families or those who want to disconnect but still want to be close to amenities. Located close to International Schools, golf courses, supermarkets, beach clubs, restaurants, and two towns (Estepona and San Pedro) you will have everything at your fingertips should you get tired of the sound of the waves. Marbella and Puerto Banus are 15 minutes away. Malaga airport is ?only ?40 ?mins ?away ?as is Gibraltar ?airport. ? This property is a truly ?exceptional home ?offering a ?modern ?lifestyle with sensational views ?all ?wrapped ?up ?in ?a ?luxurious ?finish.

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| 24 Hour Reception | 24 Hour Reception | Access for people with reduced mobility |
| Barbeque | Basement | Covered Terrace |
| Double Glazing | Ensuite Bathroom | Fiber Optic |
| Fitted Wardrobes | Jacuzzi | Lift |
| Near Church | Near Transport | Paddle Tennis |
| Private Terrace | Tennis Court | |