

## 5 sovrum Villa till salu i Golden Mile, Málaga

3.475.000€



MEDITERRANEAN VILLA WITH PARTIAL SEA VIEWS IN ALTOS DE PUENTE ROMANO, MARBELLA GOLDEN MILE This magnificent 5-bedroom villa is located in Altos de Puente Romano, an exclusive residential complex in the heart of Marbella's renowned Golden Mile. Known for its luxurious, comfortable, and secure environment, this prime location is just minutes away from beautiful beaches, Michelin-starred restaurants, designer boutiques, trendy nightclubs and beach clubs, supermarkets, first-class leisure and sports facilities, including popular golf courses and tennis clubs, and the legendary luxury hotels Marbella Club and Puente Romano, from which the complex takes its name. Marbella's charming Old Town, the Golf Valley, fabulous Puerto Banús, and international schools are also only a short drive away. Surrounded by lush subtropical vegetation and other luxurious Golden Mile properties, this classic Andalusian grand villa spans 1,107 m<sup>2</sup> and sits on a private plot of 842 m<sup>2</sup>. It offers 5 bedrooms, 5 bathrooms (4 en suite), and 2 guest toilets. The living space is spread over 5 floors, including a basement, all connected by a lift. The mansion features an entrance hall, a large living room with an antique marble fireplace and direct access to the garden and saltwater swimming pool. It also has a separate dining room, a fully fitted kitchen with a sunny breakfast area, a guest toilet, and a guest bathroom. The terrace offers partial sea and mountain views. At street level, the semi-basement is accessed via an elegant wrought iron gate and a marble staircase. This level includes a garage, a machinery room with a water tank, a store room, a laundry room, and a staff flat. A corridor leads to a spacious games room with a billiard table and TV room, a wine cellar, an indoor heated swimming pool with dehumidifiers, a Turkish bath, a sauna, and a hydro-massage shower. The villa features thermal insulation and waterproofing systems, arabesque tiling, travertine bathrooms with friezes, double-glazed Climalit anti-theft windows, a home automation system, and more. While the property is well-preserved, it requires renovation to reach its full potential and become the house of your dreams. 5 Bedrooms, 5 Bathrooms, Built 1107 m<sup>2</sup>, Garden/Plot 842 m<sup>2</sup>. Setting : Close To Golf, Close To Shops, Close To Schools. Orientation : South. Condition : Good. Pool : Private. Climate Control : Air Conditioning. Views : Panoramic, Garden, Pool. Features : Lift, Private Terrace, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring.

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|--|--|---|
| <input type="checkbox"/> 5 sovrum                                      | <input type="checkbox"/> 5 badrum                              | <input type="checkbox"/> 1.107m <sup>2</sup> Bygg storlek     |
| <input type="checkbox"/> 842m <sup>2</sup> Tomtstorlek                 | <input checked="" type="checkbox"/> Category - Bargain         | <input checked="" type="checkbox"/> Category - Holiday Homes  |
| <input checked="" type="checkbox"/> Category - Investment              | <input checked="" type="checkbox"/> Category - Luxury          | <input checked="" type="checkbox"/> Category - Resale         |
| <input checked="" type="checkbox"/> Climate Control - Air Conditioning | <input checked="" type="checkbox"/> Condition - Good           | <input checked="" type="checkbox"/> Features - Double Glazing |
| <input checked="" type="checkbox"/> Features - Ensuite Bathroom        | <input checked="" type="checkbox"/> Features - Guest Apartment | <input checked="" type="checkbox"/> Features - Lift           |
| <input checked="" type="checkbox"/> Features - Marble Flooring         | <input checked="" type="checkbox"/> Features - Private Terrace | <input checked="" type="checkbox"/> Features - Storage Room   |
| <input checked="" type="checkbox"/> Features - Utility Room            | <input checked="" type="checkbox"/> Garden - Private           | <input checked="" type="checkbox"/> Kitchen - Fully Fitted    |
| <input checked="" type="checkbox"/> Orientation - South                | <input checked="" type="checkbox"/> Parking - Private          | <input checked="" type="checkbox"/> Parking - Underground     |

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