

**Sales - House - The Golden Mile**  
**1.490.000€**



**Ref.-ID: R4746682**

**The Golden Mile**

**House**

**Community: 4,140 EUR / year**

**IBI: 1,580 EUR / year**

**Rubbish: 185 EUR / year**



**5**



**5**



**305 m2**

Beautiful townhouse in the heart of Altos de Puente Romano, walking distance to the beach in 15 minutes, 5 and 10 minutes by car from Marbella and Puerto Banus, with easy access to the A7. It is one of the best urbanizations with security, paddle tennis courts and a complete recently renovated gym near Puente Romano. The house has 4 floors, the main entrance leads to a large patio with a storage area, where the water filter and gas boiler are located. The entrance to the house with a renovated and modern guest toilet, a very spacious white and modern kitchen to which the laundry room has been incorporated and a breakfast area has been created. The spacious living room with fireplace and central heating as well as A/C centralized by plants, connect to the covered terrace to enjoy summer nights dining al fresco. On the upper floor we find the master bedroom with a completely renovated en-suite bathroom and two bedrooms that share a bathroom, on the top floor a large bedroom with an en-suite bathroom and terrace. In the basement there is a 5 bedroom with a bathroom for the service and two parking spaces with closets for storage.

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>	<b>Pool</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Pool</li> </ul>
<b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Paddle Tennis</li> <li>✓ Tennis Court</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Barbeque</li> <li>✓ Near Mosque</li> </ul>	<b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<b>Garden</b> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Garage</li> <li>✓ More Than One</li> </ul>
<b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Drinkable Water</li> <li>✓ Gas</li> <li>✓ Solar water heating</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✓ Distressed</li> <li>✓ Investment</li> <li>✓ Luxury</li> </ul>				