

Sales - House - The Golden Mile
1.395.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R4847815

The Golden Mile

House

Community: 1,680 EUR / year IBI: 1,168 EUR / year

Rubbish: 186 EUR / year



3



3.5



175 m2



250 m2

The property is available for sale only. Located in the gated community of Altos de Puente Romano, the community of Altos de Salamanca, this corner semi-detached house guarantees utmost privacy and security, enhanced by 24-hour surveillance and cameras. The private garden basks in the glow of the morning, day, and afternoon sun, thanks to its south-facing orientation, ensuring brightness and warmth all day long. The community, home to many families, boasts well-maintained communal gardens and a shared pool area. Situated within walking distance to the beach and the renowned Puente Romano hotel, the location is nothing short of excellent. The house itself stands on a corner lot, surrounded by a lush garden adorned with palm trees and vibrant flowers. Upon entering, you are welcomed by a spacious kitchen to the right, complete with a laundry area and a unique open window to the dining area. On the left, a handy guest toilet is situated. The expansive living room exudes brightness, thanks to two large windows and a glass door leading to the private terrace and garden. This space is complemented by a cozy fireplace and an ample dining area. The outdoor terrace is a haven for relaxation and family time, offering a shaded dining area overlooking the verdant garden. The main level also hosts the master bedroom, featuring a walk-in closet and a luxurious en-suite bathroom with a large walk-in shower, a double sink, and abundant natural light. All windows in the house are equipped with electric shutters and metal doors, ensuring security and comfort. The top level houses two sizable bedrooms, each with its own en-suite bathroom complete with both showers and baths. One bedroom opens to a large south-facing terrace, offering partial sea views, while the other bedroom boasts additional living space, ideal for a TV room, office, or children's play area. This extra space is legally constructed with high-quality materials and offers stunning mountain views. The exceptional quality of construction and meticulous maintenance make this property a fantastic purchase opportunity, ready for immediate move-in as a residential or holiday home. Its classic style presents the potential for easy renovation to modern aesthetics. It is an ideal family home, situated close to several private schools and within a secure and prestigious area. Investing in this property is a smart move as opportunities in the Golden Mile Marbella area are becoming increasingly rare. Secure this beautiful home for your family or investment portfolio today.

Setting

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

Orientation

- ✓ South

Garden

- ✓ Private

Condition

- ✓ Good

Security

- ✓ Electric Blinds

Pool

- ✓ Communal

Parking

- ✓ Covered

Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

Utilities

- ✓ Telephone

Views

- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden