



## Townhouse for sale in New Golden Mile, Estepona

**3.750.000 €**

Reference: R4952128    Bedrooms: 3    Bathrooms: 4    Plot Size: 120m<sup>2</sup>    Build Size: 291m<sup>2</sup>    Terrace: 78m<sup>2</sup>





## Costa del Sol, New Golden Mile

This beautiful house is located in an enviable beachfront position within the prestigious Velaya development on the New Golden Mile, offering breathtaking sea views and direct access to the beach.

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 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 120m<sup>2</sup> private garden with summer kitchen, private pool and Jacuzzi. On the ground floor there is also a double bedroom and full bathroom with shower. This bedroom would be very useful for those with family 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 4th 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 indoor outdoor feeling, and allowing you to lie in bed and immerse yourself in the view. There is a second guest bedroom on this level with ensuite bathroom, dressing area and private terrace.

Downstairs in the basement is the fourth full bathroom and laundry room. The basement covers an area of 106m<sup>2</sup> and could be turned into more bedrooms, a cinema room, private gym, storage, kids area; whatever the new owner requires. Potentially this property could have 6 bedrooms with very little effort allowing larger families or those with staff to use this property to its full potential. The current owners have spared no expense in furnishing this home, with high end furniture from a well known interior designer, beautiful textured walls and carpeted staircases. Being sold fully furnished allows the new owners to acquire a key-ready beach front house which can be used in comfort from day 1. 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 control, private pool, private Jacuzzi, summer kitchen, a 120m<sup>2</sup> 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.

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 15,000m<sup>2</sup> 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, 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 area 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.





## Features:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Vicino ai mezzi di trasporto  
 Terrazza privata  
 Bagno privato  
 Doppio vetro  
 Reception 24 ore  
 Armadi a muro  
 Tennis paddle  
 Campo da tennis  
 Jacuzzi  
 Barbecue  
 Vicino alla chiesa  
 Seminterrato  
 Fibra ottica  
 Accesso per le persone con mobilità ridotta

### Viste

Mare  
 Panoramica  
 Giardino  
 Piscina  
 Spiaggia

### Piscina

Condominiale  
 Riscaldata  
 Privata  
 Piscina per bambini

### Giardino

Condominiale  
 Privato  
 Paesaggistico  
 Di facile manutenzione

### Utility

Elettricità

### Orientamento

Sud

### Collocamento

Vicino alla spiaggia  
 Vicino al golf  
 Zona urbana  
 Vicino al mare  
 Vicino alla città  
 Vicino alle scuole  
 Sulla spiaggia  
 Complesso in prima linea di spiaggia

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato  
 Sicurezza 24 ore  
 Persiane elettriche  
 Citofono  
 Cassaforte

### Categoria

Case di vacanza  
 Investimento  
 Fronte mare  
 Lusso  
 Rivendita  
 Contemporary

### Climate Control

Aria condizionata  
 Freddo a/c  
 Caldo a/c  
 Riscaldamento a pavimento

### Condizione

Eccellente  
 Nuove costruzioni

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
 Più di uno

