

# Villa for sale in golden mile

Spain, Marbella, Golden Mile

Villa - REF: TGS-A3134



**Price: 12.500.000 €**

| Community: 1.200 € / Month |                         | Garbage: 270 € / Year |                  | Local Rates (IBI): 2.200 € |                    |                     |         |
|----------------------------|-------------------------|-----------------------|------------------|----------------------------|--------------------|---------------------|---------|
| Nº Bedrooms: 3             | Nº Bathrooms: 3         | Parking               | M² built: 412 m² | M² plot: 580 m²            | M² Terrace: 160 m² | Exposure: Southwest | Wifi    |
| Private pool               | Communal pool           | Heated Pool           | Fireplace        | Private garden             | Sea view           | Air conditioning    | TV      |
| Washing machine            | Distance to centre: 1km |                       |                  |                            |                    |                     |         |
| Activities in resort       |                         |                       |                  |                            |                    |                     |         |
| Cycling                    | Cross country skiing    | Golf                  | Hiking           | Mountain-Biking            | Riding             | Sailing             | Surfing |
| Tennis                     |                         |                       |                  |                            |                    |                     |         |

A true jewel in a privileged situation of the Golden mile of Marbella, at 400 meters from Hotel Puente Romano and Hotel Marbella Club, with stunning views over the bay of Marbella, from where you can contemplate the coast of Marbella, Puerto Banus, Gibraltar and North of Africa. With direct access to the promenade and the sea, completely renovated with top quality materials, with exclusive marbles in floor-to-ceiling bathrooms, with high design woodwork, minimalist aluminium and window security, a spectacular garden designed by a French designer, with a pool lined with stones from Bali.

The whole House fully domotized with Lutron and high standing lighting, It is a house with three large en-suite bedrooms, originally with 5 bedrooms, it is possible through a small reform to return to 5 bedrooms, property with a special charm, a real diamond located in the Best area of Marbella.

## Taxes and fees

*Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.*

















