



# DETACHED VILLA

MARBELLA GOLDEN MILE



PUERTO BANUS



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## LOCATION

The Golden Mile is the most luxurious, beautiful region of Marbella. This territory is located between western side of Marbella and the exclusive Puerto Banús Marina.

Here you can find trendy restaurants, latest sportscars, luxurious boutiques and, obviously, dream yachts.

One of the privileges of this location is a beautiful nature, who has gifted the area with the most magnificent panorama overlooking The Mediterranean Sea and the splendour of the mountain ridges.





New modern detached villa is located in one of the elite areas in Marbella – **Beach Side Golden Mile**, in a closed urbanization Rio Verde, just 100 meters from the beach.

The unique feature of this villa is the perfect combination between the stunning location and profitable price.

The mansion consists of 4 bedrooms, 5 bathrooms, spacious terraces on each floor, which are ideal for making barbecue and meeting with friends. A private pool will keep you cool during the long Spanish summer. These amazing homes are located close to supermarkets and just a 3 minute walk from Puerto Banus.

The villa has possibility to use the additional space to make one more bedroom so in final total will be 5 bedrooms.



VILLA	BUILT AREA	PLOT AREA	BEDROOMS	BATHROOM	PRICE
A	434 m <sup>2</sup>	414 m <sup>2</sup>	4	5	SOLD
B	434 m <sup>2</sup>	414 m <sup>2</sup>	4	5	SOLD

VILLA	BUILT AREA	PLOT AREA	BEDROOMS	BATHROOM	PRICE
C	434 m <sup>2</sup>	414 m <sup>2</sup>	4	5	3.500.000 €
D	434 m <sup>2</sup>	414 m <sup>2</sup>	4	5	SOLD

- THE VILLA IS NOT FURNISHED -

















## INTERIOR

The villa in Rio Verde is spacious, filled with sun light and are well-equipped with every home comfort you need. The villa has a modern fully fitted kitchen, a game room, a cinema room, a storage room and a laundry room.



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BEDROOM



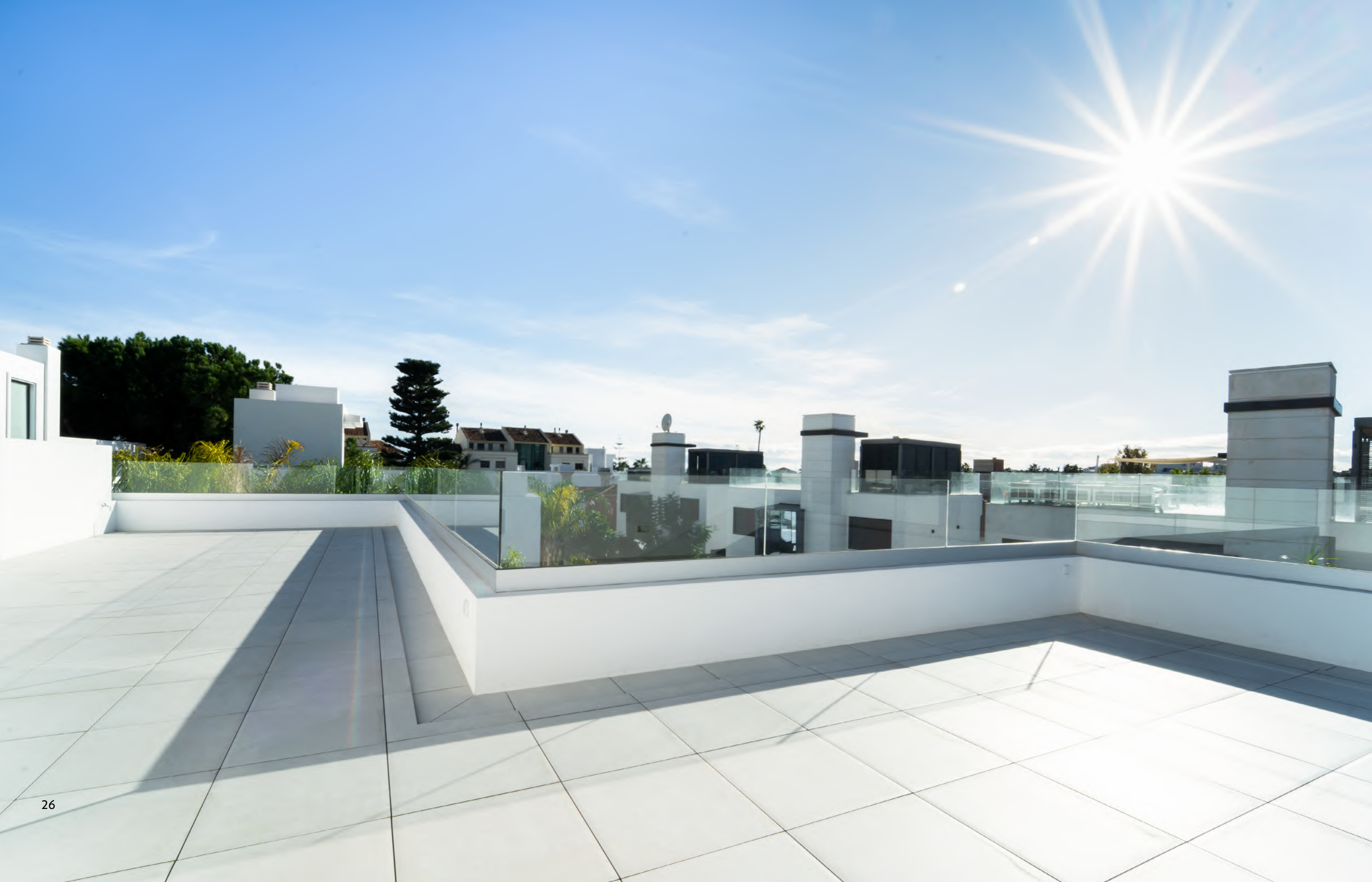
























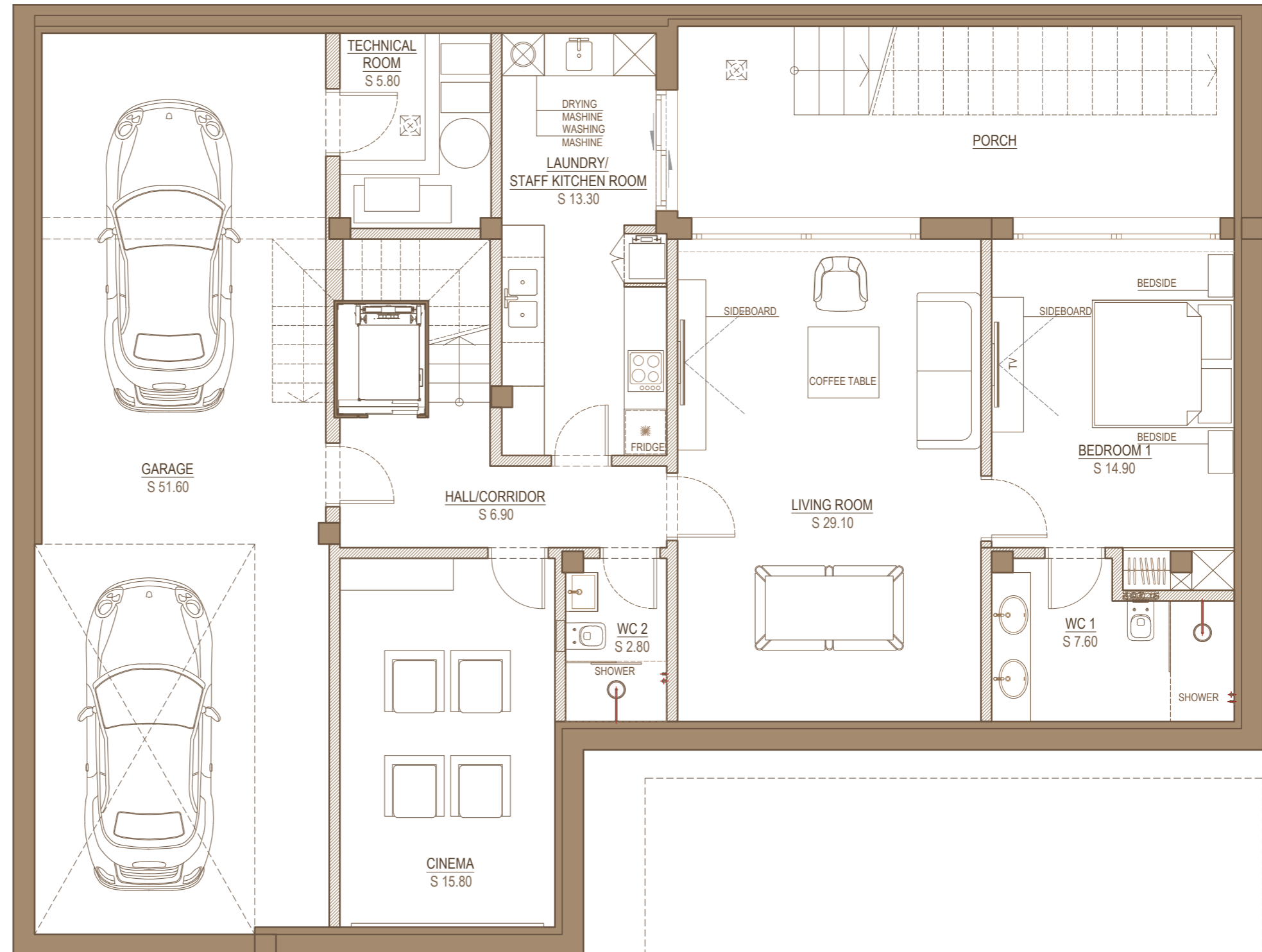




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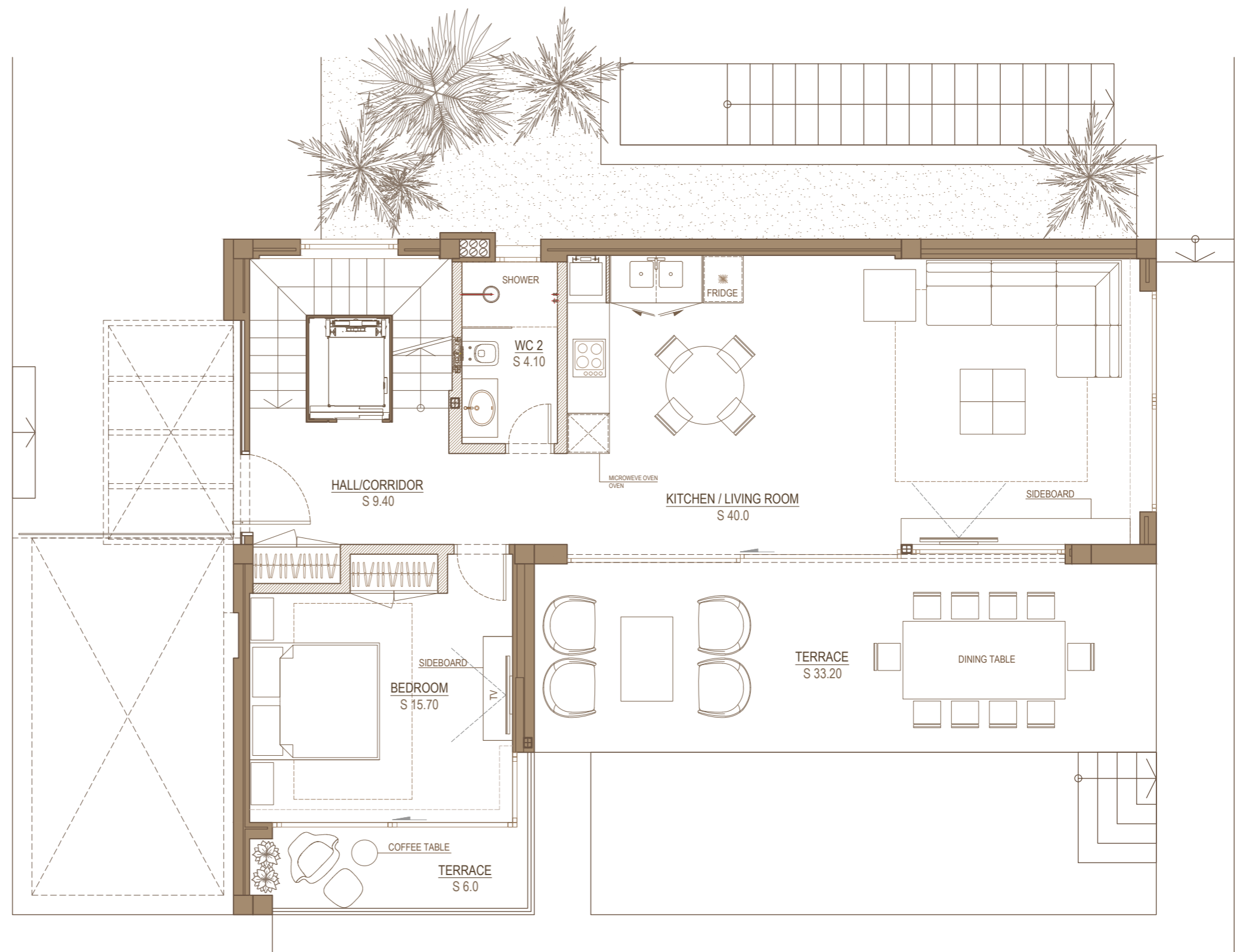
BASEMENT

Hall / Corridor	6.90 m <sup>2</sup>
Cinema	15.80m <sup>2</sup>
WC 2	2.80 m <sup>2</sup>
Laundry/ Staff kitchen room	13.30 m <sup>2</sup>
Technical room	5.80 m <sup>2</sup>
Living room	29.10 m <sup>2</sup>
Bedroom 1	14.90 m <sup>2</sup>
WC 1	7.60 m <sup>2</sup>
Garage	51.60 m <sup>2</sup>
<b>TOTAL</b>	<b>145.0 m<sup>2</sup></b>



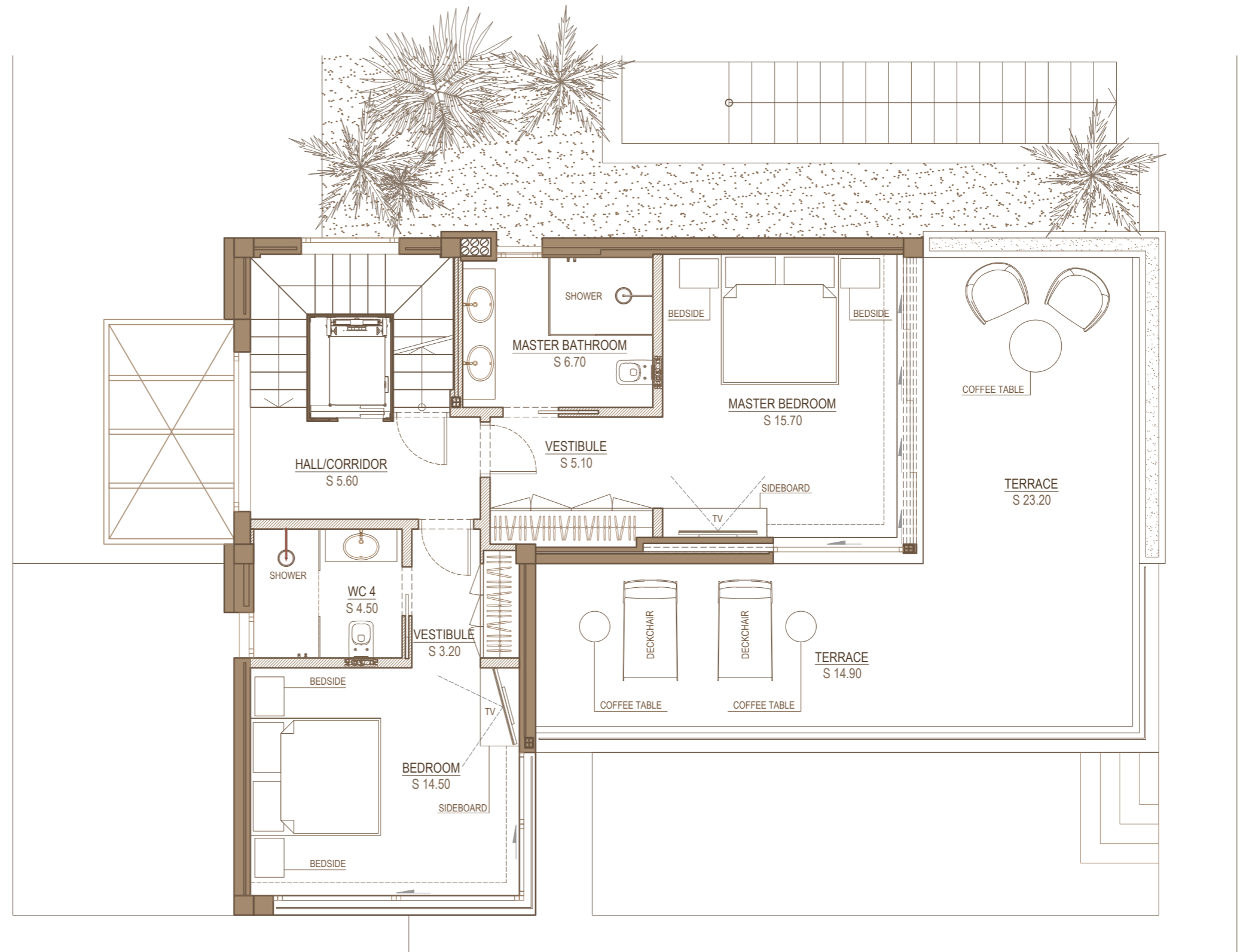
## GROUND FLOOR

Hall	9.40 m <sup>2</sup>
Bedroom	15.70 m <sup>2</sup>
Terrace	6.0 m <sup>2</sup>
Kitchen / Living room	40.0 m <sup>2</sup>
WC 2	4.10 m <sup>2</sup>
Terrace	33.20 m <sup>2</sup>
<b>TOTAL</b>	<b>108.4 m<sup>2</sup></b>



## FIRST FLOOR

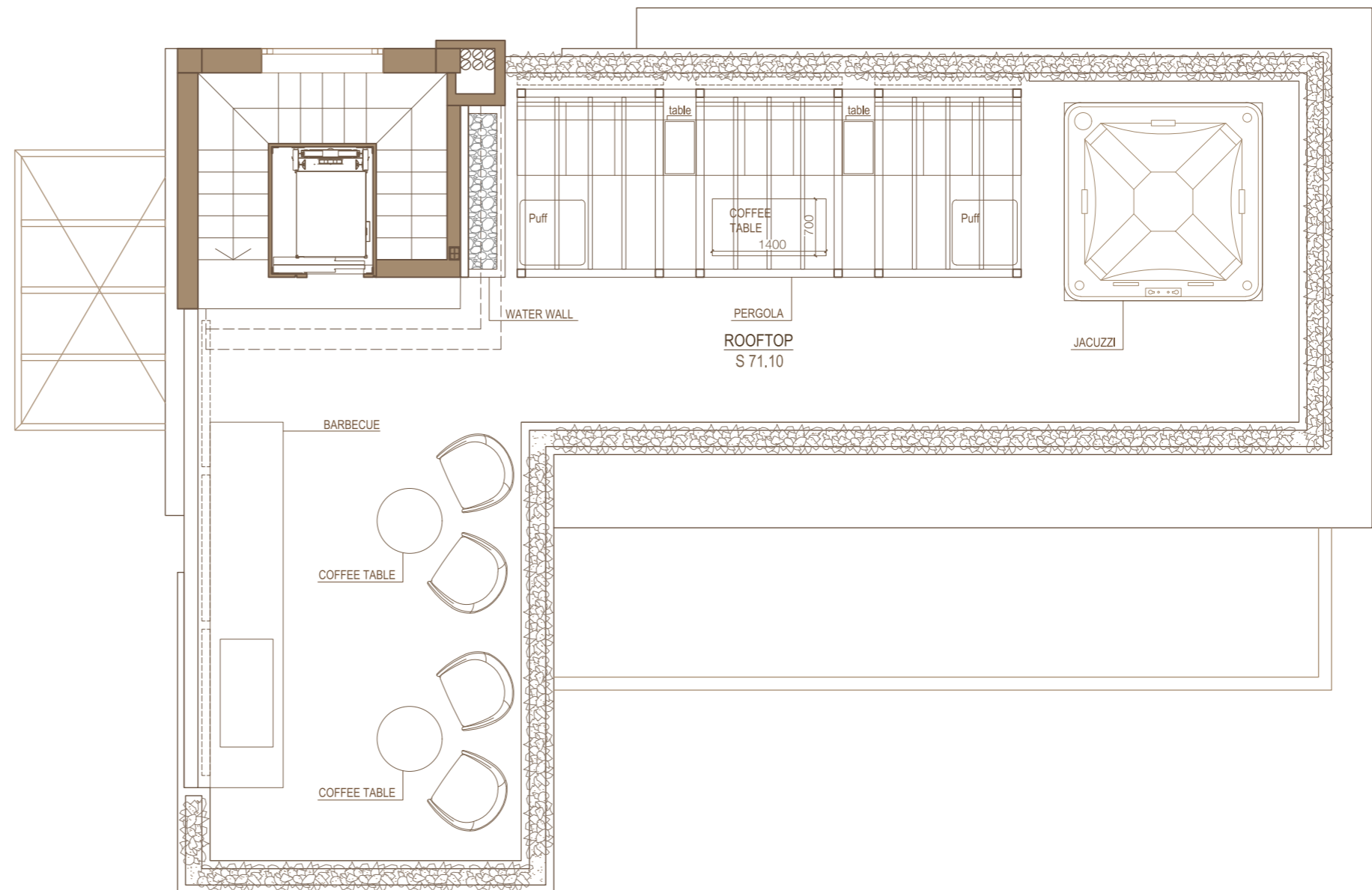
Hall	5.60 m <sup>2</sup>
Vestibule	3.20 m <sup>2</sup>
Bedroom	14.50 m <sup>2</sup>
WC 4	4.50 m <sup>2</sup>
Vestibule	5.10 m <sup>2</sup>
Master Bathroom	6.70 m <sup>2</sup>
Master Bedroom	15.70 m <sup>2</sup>
Terrace	38.1 m <sup>2</sup>
<b>TOTAL</b>	<b>93.4 m<sup>2</sup></b>



## ROOFTOP FLOOR

Rooftop Floor

71.10 m<sup>2</sup>



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