

€ 3,475,000

Ref: 02747

## Luxury Villa for sale in Marbella

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5 Bedrooms | 5 Bathrooms | 1107 m<sup>2</sup> Interior | 999 m<sup>2</sup> Plot | **Garage** Yes |



### Property Description

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MEDITERRANEAN VILLA WITH PARTIAL SEA VIEWS WITH ROOM FOR MODERNIZATION IN ALTOS DE PUENTE ROMANO, MARBELLA GOLDEN MILE

This magnificent 5-bedroom villa is located in Altos de Puente Romano, an exclusive residential complex in the heart of Marbella's renowned Golden Mile. Known for its luxurious, comfortable, and secure environment, this prime location is just minutes away from beautiful beaches, Michelin-starred restaurants, designer boutiques, trendy nightclubs and beach clubs, supermarkets, first-class leisure and sports facilities, including popular golf courses and tennis clubs, and the legendary luxury hotels Marbella Club and Puente Romano, from which the complex takes its name. Marbella's charming Old Town, the Golf Valley, fabulous Puerto Banús, and international schools are also only a short drive away.

Surrounded by lush subtropical vegetation and other luxurious Golden Mile properties, this classic Andalusian grand villa spans 1,107 m<sup>2</sup> and sits on a private plot of 842 m<sup>2</sup>. It offers 5 bedrooms, 5 bathrooms (4 en suite), and 2 guest toilets.

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The living space is spread over 5 floors, including a basement, all connected by a lift. The mansion features an entrance hall, a large living room with an antique marble fireplace and direct access to the garden and saltwater swimming pool. It also has a separate dining room, a fully fitted kitchen with a sunny breakfast area, a guest toilet, and a guest bathroom. The terrace offers partial sea and mountain views.

At street level, the semi-basement is accessed via an elegant wrought iron gate and a marble staircase. This level includes a garage, a machinery room with a water tank, a store room, a laundry room, and a staff flat. A corridor leads to a spacious games room with a billiard table and TV room, a wine cellar, an indoor heated swimming pool with dehumidifiers, a Turkish bath, a sauna, and a hydro-massage shower.

The villa features thermal insulation and waterproofing systems, arabesque tiling, travertine bathrooms with friezes, double-glazed Climalit anti-theft windows, a home automation system, and more.

While the property is well-preserved, it requires renovation to reach its full potential and become the house of your dreams.

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