



## BEAUTIFUL VILLA IN LA MILLA DE ORO, MARBELLA

Arrabal Rocio Sur, 2C, 29602 Marbella, Málaga, España

# 3.475.000 €



Carolina Valcarce

Property Advisor

[carolina@fortunyhogaresunicos.com](mailto:carolina@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/C397V>

+34 619 23 80 78

+34 951 43 50 90

---

**The essentials**

**Area:** 1107 m<sup>2</sup>

**Plot:** 842m<sup>2</sup>

**Bathrooms:** 5 baths

**Floors:** 4 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C397V

**Lot size:** 1000 m<sup>2</sup>

**Bedrooms:** 5 beds

**Toilets:** 2 half baths

**Garage:** 2

**CEE:** En Trámite

**Category:** Villa

**Year built:** 2003

---

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Double glazed windows, Elevator, Fireplace, Furnished kitchen, Parking, Pool, Private Garden, Sea view, Storage room, Terrace

---

Fortuny Hogares Únicos presents this beautiful Andalusian villa in the heart of Costa del Sol.

### Location

The villa is situated in Altos de Puente Romano, within Marbella's coveted Golden Mile. This location is ideal for those seeking exclusivity, luxury and comfort, surrounded by the best and most exclusive services. Marbella's famous beaches, Michelin-starred restaurants, luxury boutiques and exclusive beach clubs and nightlife, such as those of the Puente Romano Hotel and Marbella Club, are just a few minutes away. In addition, there is easy access to renowned golf courses, tennis clubs, supermarkets and wellness centres. Its proximity to the charming Old Town of Marbella, Puerto Banús and various international schools makes it an unbeatable location for leisure and everyday life.

### Distribution

The villa is south-facing and sits on a plot of 842m<sup>2</sup>, with a constructed area of 1.107m<sup>2</sup>. It is distributed over four floors.

### Ground floor

It consists of an entrance hall, a large living room with a fireplace and access to the garden and pool area, a separate dining room, a kitchen with a dining area, a guest toilet, a bathroom, and a terrace with partial sea and mountain views.

### Upper floor

A large hallway and three bedrooms with built-in wardrobes, all with en-suite bathrooms.

### Attic floor

A master bedroom with fitted wardrobes, an en-suite bathroom and a terrace with views. Semi-basement floor Consists of a garage with space for two vehicles, a machine room, laundry area, storage room, staff bedroom with bathroom, games room with billiards, TV room, wine cellar, indoor heated swimming pool, Turkish bath, sauna and hydro-massage shower.

### Qualities

The villa was built in 2003 and has very good qualities. Among them, we highlight security entrance doors, double-glazed Climalit burglar-proof windows, air conditioning hot/cold, travertine marble bathrooms and a lift connecting all floors.

### Exterior areas

It has a spectacular garden with mature vegetation, a swimming pool for the whole family to enjoy, a relaxation area and a hammock area.

### Regulations

Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

### Contact us

This magnificent Andalusian villa in the heart of Marbella's Golden Mile stands out for its exclusive location, stunning partial sea views, luxurious amenities and ample leisure areas. For further information, please do not hesitate to contact us. We will be happy to help you.

