



Location:

## New Golden Mile

Description:

This modern, top-quality villa is located in Velaya Gardens, a prestigious frontline beach development on the New Golden Mile, just a short distance from Estepona town center via the new Paseo. The property sits on an 884 m<sup>2</sup> plot, with a built area of 371 m<sup>2</sup> plus 146 m<sup>2</sup> of terraces, offering spacious and elegant living.

Designed with high-end finishes, the villa features a large open-plan living area and a fully fitted Bulthaup kitchen equipped with Gaggenau appliances. The master bedroom includes an en-suite bathroom and dressing area, while a guest bedroom also has an en-suite bathroom. Two additional guest bedrooms share a bathroom. The villa benefits from a south-to-west orientation, maximizing natural light and sea views.

There is direct access to the covered and open terraces, with private garden and pool. Additional features include, an elevator to all floors, underfloor heating, air conditioning with a high-efficiency aerothermal system, and three garage spaces with a separate storage area. The property is sold fully furnished, offering a turnkey solution in a prime beachfront location.

Type:	Detached Villa	Beds:	4	Baths:	3.5
Build Size:	371 m <sup>2</sup>	Terrace:	146 m <sup>2</sup>	Garden/Plot:	884 m <sup>2</sup>
Price:	<b>€ 4,500,000</b>				
Community Fees:	<b>€ 1,900 / month</b>				

Setting:	Beachfront, Close To Shops, Close To Sea, Close To Schools, Urbanisation, Front Line Beach Complex
Orientation:	South
Condition:	New Construction
Pool:	Private
Climate Control:	Air Conditioning, U/F Heating
Views:	Sea, Pool
Features:	Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Double Glazing, Basement
Furniture:	Fully Furnished
Kitchen:	Fully Fitted
Garden:	Private
Security:	Gated Complex, Electric Blinds, Alarm System, 24 Hour Security
Parking:	Garage
Category:	Beachfront, Luxury



















