



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 The Golden Mile

**REF# R4624906 – 4.450.000€**

IBI

2453 €/YEAR

Garbage

278 €/YEAR

Community

13200 €/YEAR



4

Ložnice



4.5

Koupelny



480 m<sup>2</sup>

Built



970 m<sup>2</sup>

Plot

Villa Atlanta, nestled in Altos Reales, a 24hr gated secure and very private community in one of the most sought-after urbanisation on Marbella's Golden Mile. Positioned to the southwest, this property offers uninterrupted sea vistas from the ground floor, first and second. The spacious layout includes a grand

entrance hall leading to an impressive combined lounge and dining area featuring a fireplace, a modern kitchen fitted with Gaggenau appliances, a laundry room, and a master bedroom en-suite with walk-in dressing area. The lounge, dining room, and master bedroom each provide direct access to the terrace, garden, and swimming pool with stunning sea views, as well as an additional terrace with decking, perfect for entertaining family and friends.

The upper floor encompasses three guest bedrooms, two with en-suite, and a separate guest bathroom. All bedrooms open onto a spacious terrace overlooking the sea. The roof solarium offers breathtaking views of both the sea and mountains.

Maintained in impeccable condition, notable features include hot and cold air conditioning, underfloor heating in the ground floor and upstairs bathrooms, electric blinds, solar panels for hot water, a private garage for one car, and additional parking within the grounds for 3 cars.

Conveniently situated just a short drive or walk from Marbella center, beaches, and amenities, this property epitomizes luxury living.

IBI 2.453€/ YEAR | GARBAGE FEE 278€/ YEAR | COMMUNITY FEE 1.100€/ MONTH





