

	NEW GOLDEN MILE				
sypialnie	■azienki	zbudowany m <sup>2</sup>	taras m <sup>2</sup>	fabu■a m <sup>2</sup>	
4	3	445	167	2 471	

### VILLA W NEW GOLDEN MILE

MOTIVATED VENDOR ! Prime Renovation Opportunity – Spacious Villa and plot Near Beach & Golf on Costa Del Sol Unlock the potential of this large villa set on a generous 2,471 m<sup>2</sup> plot, perfectly positioned within walking distance to shops, schools, transport, and the sea. Ready for a full renovation, this property is your chance to create a modern family home in a sought-after location close to the beach and top golf courses. Highlights: 11 min driving from Puerto Banus ,Marbella , Substantial plot with lush, mature gardens Maximum build area: 617.75 m<sup>2</sup> interior (+ basement + terraces) Up to 2 floors plus basement allowed Private swimming pool and expansive garden Solarium, BBQ area, covered terrace, and ground floor patio Tranquil views of landscaped grounds 15 min Walking distance to amenities and the beach Property Details: Plot size: 2,471 m<sup>2</sup> Buildable area: 617.75 m<sup>2</sup> Outdoor features: pool, solarium, BBQ, terraces, mature gardens Personalise and modernise this villa to your taste and enjoy the Mediterranean lifestyle in a prime coastal setting.

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