

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 7 BATHROOMS IN EL PARAISO

📍 El Paraiso

REF# R5407180 €4,600,000

BEDS

6

BATHS

7

BUILT

967 m<sup>2</sup>

PLOT

1961 m<sup>2</sup>

Frontline Golf Villa in El Paraíso Alto

An exceptional frontline golf villa located in the highly sought after area of El Paraíso Alto, occupying a privileged position beside El Paraíso Golf Course while enjoying beautiful views over its landscaped gardens and the mountains beyond.

Set on a generous 1,961 m<sup>2</sup> plot with a substantial built area of 967 m<sup>2</sup>, this impressive residence offers six bedrooms and seven bathrooms distributed across three levels. Originally built in 1999, the villa has been very well maintained and remains in great condition, while also offering excellent potential for renovation, modernisation, or full redevelopment.

A spacious entrance hall connects the main areas of the villa, with a beautifully winding staircase leading to the upper floor, which features two bedrooms, both with en-suite bathrooms including a bath and shower, walk-in wardrobes, and private terraces.

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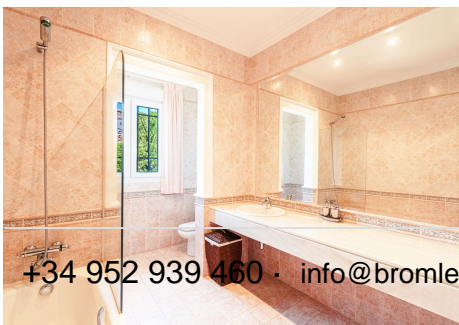
The villa features a grand kitchen, set separately from the main living areas and designed with its own outdoor seating area, creating a wonderful space for relaxed dining and entertaining. The dining room and living areas are generously proportioned, bright and spacious, all opening directly onto the outdoor terrace for seamless indoor-outdoor living.

The main level also includes two large and bright bedrooms and two bathrooms, with one of the bedrooms opening directly onto the terrace.

The property also offers large terraces, beautifully landscaped gardens, and a private outdoor swimming pool. The main garden and terrace area provides a peaceful and private setting, with beautiful views of the landscaped grounds and mountains behind.

The lower level includes a spacious four-car garage, wine cellar, study, games room/library, and an additional bedroom and bathroom. There is also a self-contained apartment, which could be used as independent guest accommodation or staff quarters, adding further flexibility to the property.

With its privileged frontline golf location, impressive size, generous plot, and strong potential to add value, this villa represents an outstanding investment opportunity in one of the Costa del Sol's most established and in demand residential areas



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