



# Detached Villa for sale in Puerto Banús, Marbella

12,000,000 €

Reference: R4890940 Bedrooms: 4 Bathrooms: 5 Plot Size: 716m<sup>2</sup> Build Size: 338m<sup>2</sup> Terrace: 170m<sup>2</sup>





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## Costa del Sol, Puerto Banús

This is a UNIQUE and valuable opportunity to purchase a beachfront villa in the most exclusive area of the Costa del Sol, Puerto Banús, with direct access to the beach.

This bungalow style house comprises four bedrooms, each with an ensuite bathroom and dressing room, as well as a guest toilet.

Spacious lounge which leads to a south-facing terrace, garden and swimming pool. The dining area offers views of a traditional patio and is connected to an open-plan kitchen equipped with high-quality appliances.

A/Ac Hot & Cold and Under floor heating, by water system, in the whole house

Price includes a garage for two cars and a storage room.

Gated frontline beach complex with 24hs. security, Gym, communal swimming pools and large Bali style manicured garden with lots of relaxation spots to enjoy.

This is a one of a kind property, due to its location, qualities and potencial income generator as it has Tourist Licence.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Gym  
Fiber Optic

### Views

Sea Views  
Garden

### Pool

Communal  
Heated  
Indoor  
Private Pool  
Children`s Pool

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront  
Close To Marina  
Front Line Beach Complex

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Garden

Communal  
Private Garden  
Landscaped

### Category

Beachfront  
Luxury  
Resale  
Contemporary