



# Semi-Detached House zum Verkauf in Puerto Banús, Marbella

2.585.000 €

Referenz: R5350705 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 72m<sup>2</sup> Garten: 297m<sup>2</sup> Terrasse: 135m<sup>2</sup>





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## Costa del Sol, Puerto Banús

This stylish semi-detached villa is located in an exclusive gated community just a short walk from the beach and only minutes away from Puerto Banús.

Set in a beautifully maintained residential area, the property is approximately 300 meters from the sea and surrounded by landscaped gardens, offering both privacy and convenience.

The villa features 5 spacious bedrooms and 4 bathrooms, with a bright and modern open-plan layout. The main living area seamlessly combines the lounge, dining space, and a fully fitted kitchen, creating an inviting environment perfect for both everyday living and entertaining.

Outdoor areas include a private terrace, a compact swimming pool, and an easy-care garden. The lower level offers an additional lounge area ideal for relaxation, while the rooftop solarium with a jacuzzi provides a perfect space to enjoy the Mediterranean climate all year round.

The home is equipped with a private lift connecting all floors, underfloor heating, air conditioning, and a garage with space for two cars.

All amenities such as restaurants, beach clubs, and shops are within walking distance, and the nearby AP-7 motorway ensures excellent connectivity.

With an existing tourist license and strong rental demand, this property represents an excellent opportunity for both personal use and investment.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Einstellungsschränke  
Solarium  
W-lan  
Versorgungsraum  
Whirlpool  
Grill  
Glasfaser

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch

Privat

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
U/f Heizung

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom

### Einstellung

In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt  
Yachthafen  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage

### Kategorie

Wiederverkauf