



## Pareada en venta en Puerto Banús, Marbella

2.585.000 €

Referencia: R5350705    Dormitorios: 5    Baños: 4    Terreno: 72m<sup>2</sup>    Construido: 297m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Armarios Empotrados  
Solario  
WiFi  
Lavadero  
Jacuzzi  
Barbacoa  
Fibra óptica

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Párking Privado

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Suelo Radiante

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Electricidad

### Posición

Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Ciudad  
Marina  
Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Alarma

### Categoría

Reventa