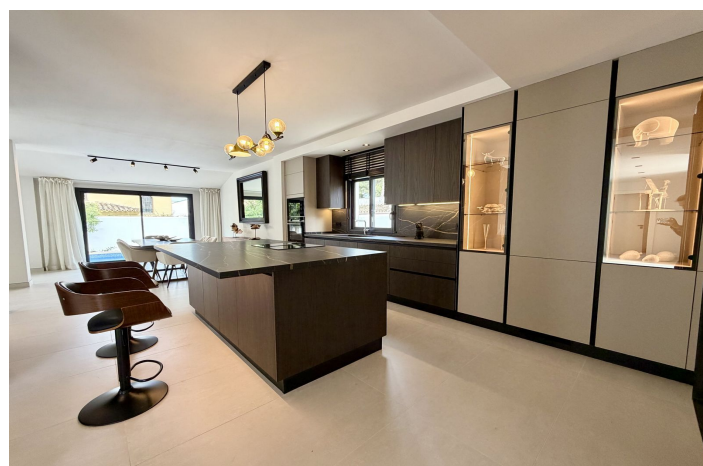




## Abstandsvilla zum Verkauf in Puerto Banús, Marbella

2.200.000 €

Referenz: R5365042 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 516m<sup>2</sup> Garten: 360m<sup>2</sup> Terrasse: 100m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Modern villa with private pool in Nueva Andalucía, just a few minutes from Puerto Banús

An elegant villa, fully renovated in 2025, situated in one of the most sought-after areas of Nueva Andalucía, very close to Puerto Banús and all kinds of amenities.

The property is spread over three levels, with a layout designed for everyday comfort.

On the main floor, there is a spacious and bright living room with a fireplace, connected to a modern open-plan kitchen fully equipped with Siemens appliances and a dining area. This level also features 2 bedrooms and 1 bathroom.

The upper floor houses the master suite, with an en-suite bathroom and direct access to a private terrace.

The lower floor comprises two additional bedrooms, two bathrooms, a multi-purpose room ideal as a cinema or leisure area, as well as a space fitted out for a sauna.

Outside, the property offers a pleasant private garden with a swimming pool and several relaxation areas, perfect for enjoying the Costa del Sol climate all year round.

### Features:

- 5 bedrooms
- 4 bathrooms
- 360 m<sup>2</sup> of floor space
- 516 m<sup>2</sup> plot
- south/south-east facing
- underfloor heating
- air conditioning
- home automation system
- private parking

### Location:

- a short walk from the Real Club de Pádel
- a short distance from Puerto Banús
- surrounded by golf courses, restaurants and shops

An ideal property both as a primary residence and as an investment with high potential for returns.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Marmorböden

Doppelverglasung

Einstellungsschränke

Personalunterkunft

Keller

Glasfaser

### Ansichten

Garten

Pool

### Pool

Privat

### Garten

Privat

Angelegt

Einfache Wartung

### Orientierung

Ost

Süden

### Einstellung

Gewerbegebiet

In der Nähe des Hafens

In der Nähe des Meeres

In der Nähe von Schulen

### Möbel

Teil eingerichtet

Optional

### Sicherheit

Alarmanlage

Elektrische Jalousien

Sicher

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

Kürzlich renoviert

### Küche

Voll ausgestattet

### Kategorie

Ferienhäuser

Investition

Luxus

Wiederverkauf

Zeitgenössisch