



## Villa - Chalet en venta en Puerto Banús, Marbella

2.200.000 €

Referencia: R5365042    Dormitorios: 5    Baños: 4    Terreno: 516m<sup>2</sup>    Construido: 360m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Cerca de Transporte  
Terraza Privada  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Alojamiento del personal  
Sótano  
Fibra óptica

### Vistas

Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Privada

### Jardín

Jardín Privado  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Orientación

Este  
Sur

### Posición

Área Comercial  
Cerca de Puerto  
Cerca del Mar  
Cerca de Colegios

### Muebles

Parcialmente Amueblada  
Opcionales

### Seguridad

Alarma  
Persianas Eléctricas  
Caja fuerte

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Cocina

Cocina Equipada

### Categoría

Casas de vacaciones  
Inversion  
Lujo  
Reventa  
Contemporáneo