

**Sales - House - Puerto Banús**  
**2.395.000€**



**Ref.-ID: MIBGR5324785**

**Puerto Banús**

**House**

**Community: 2,304 EUR / year IBI: 2,197 EUR / year**

**Rubbish: 93 EUR / year**



**7**



**3**



**401 m2**



**600 m2**

Beautifully refurbished, this spacious 7-bedroom, 3.5-bathroom semi-detached villa is ideally situated just 50 meters from the beach and a short stroll from Puerto Banús, luxury boutiques, fine dining, and essential amenities. An exceptional opportunity for a holiday retreat or a high-yield investment property. Designed for seamless indoor-outdoor living, the property features a private heated swimming pool, a beautifully landscaped garden, and an outdoor gym, allowing you to stay active in the fresh sea air. A home cinema provides the perfect entertainment space, while a carport for two cars ensures secure parking. In addition to its proximity to Puerto Banús, the villa is within walking distance of the stunning San Pedro beach walk, a lively promenade lined with charming restaurants and cafés, perfect for seaside dining and sunset strolls. With a proven track record as a high-performing short-term rental, this villa generates an impressive €8,400 per week in low season and up to €10,500 per week in high season, making it an exceptional investment opportunity. Property Layout Ground floor: 1 bedroom, 1 bathroom, living room, and kitchen. First floor: Master bedroom with en-suite bathroom, plus 2 additional bedrooms sharing a large bathroom. Third floor: 1 bedroom that can also be used as an office, along with a toilet. Basement: Home cinema and 2 additional bedrooms. Don't miss your chance to own this prime beachside property in one of Marbella's most sought-after locations. Contact us today to arrange a private viewing! LET US MOVE YOU!

- Setting**
- ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Gym
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Wood Flooring
  - ✓ Marble Flooring
  - ✓ Barbeque
  - ✓ Double Glazing
  - ✓ Basement

- Orientation**
- ✓ East

- Furniture**
- ✓ Fully Furnished

- Condition**
- ✓ Excellent

- Garden**
- ✓ Private

- Pool**
- ✓ Private

- Security**
- ✓ Alarm System

- Climate Control**
- ✓ Air Conditioning
  - ✓ Central Heating
  - ✓ Fireplace

- Parking**
- ✓ Private

- Views**
- ✓ Garden
  - ✓ Pool