MIBGROUP.ES

Sales - House - Puerto Banús

2.585.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5469355 **Puerto Banús** **House**

5 **4** **297 m2** **297 m2**

Contemporary Elegance by the Sea in Bahía de Banús This sophisticated, contemporary semi-detached villa is located in Bahía de Banús, one of the area's most exclusive gated communities, situated just 300 meters from the Mediterranean Sea and only minutes from the iconic Puerto Banús. Surrounded by beautifully landscaped gardens and just steps from the beach, this elegant five-bedroom residence perfectly blends modern architecture, ultimate comfort, and the relaxed lifestyle of the Costa del Sol. Open-Plan Spaces & Outdoor Living Main Level: The interior stands out for its brightness and open-concept design. The spacious living and dining areas flow seamlessly onto the outdoor terrace, a 19 m² private pool, and a low-maintenance garden. The fully equipped kitchen opens naturally into the social areas, making it the perfect setting for both daily life and hosting guests. Entertainment Area: The lower level features a cozy TV lounge, ideal as a relaxation zone or home cinema. Rooftop Solarium: Crowned with a private jacuzzi, this rooftop space provides the ultimate retreat to enjoy Marbella’s excellent year-round climate. Comfort & Technical Specifications To guarantee absolute accessibility and maximum well-being, the villa boasts high-end specifications: A private elevator comfortably connecting all floors. Comprehensive underfloor heating and air conditioning throughout the entire property. A private garage with space for two vehicles. Location & Investment Potential The location is unbeatable: a wide array of restaurants, renowned beach clubs, boutiques, and essential amenities are all within easy walking distance. Additionally, quick access to the AP-7 highway ensures excellent connectivity with the rest of the coast. Prime Investment Opportunity: Boasting extraordinary rental potential and already holding a valid tourist license, this villa represents a rare opportunity in today’s market—whether as an exclusive permanent residence, a luxury holiday home, or a high-yield investment in one of Marbella’s most sought-after locations.

Setting	Orientation	Condition	Pool	Garden	Parking
✔ Close To Port	✔ West	✔ Excellent	✔ Private	✔ Private	✔ Private
✔ Close To Sea					
✔ Close To Town					