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Sales - House - Puerto Banús

5.450.000€

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Ref.-ID: MIBGR5528398

Puerto Banús

House

IBI: 1,096 EUR / year

5 | **5.2** | **816 m2** | **609 m2**

This exceptional brand-new contemporary villa, completing November 2026, is one of the most compelling beachside propositions currently available between Puerto Banús and San Pedro de Alcántara — a 5-bedroom, 5-bathroom residence of 816 m² built across 4 levels, discreetly positioned just 100 metres from the shoreline in a quiet residential enclave that enjoys the best of both worlds: the energy and glamour of Puerto Banús 1.5 km to one side, and the authentic village charm of San Pedro de Alcántara 1.5 km to the other. The San Pedro beach promenade is 250 metres away, NAC Tennis & Padel Club and I/O Gym are 1 km away, and the entire property has been designed and furnished by La Albaida Diseño Interior — a collaboration that has produced a home of refined architectural precision and warm, considered elegance throughout. The ground floor is the social heart of the villa and immediately sets the tone of the entire residence. The entrance opens into a light-filled living and dining area where floor-to-ceiling retractable glass walls draw back completely, joining the interior seamlessly to the covered terraces, the beautifully landscaped garden, and the bespoke mosaic swimming pool beyond. The boundary between inside and outside simply disappears, replaced by a single generous living environment that is as natural for a quiet morning as it is for a lively evening of entertaining. The designer kitchen — set against a hand-laid natural stone wall and centred around a generous marble island with bar seating — is fitted throughout with Miele appliances and opens directly onto the outdoor dining terrace and pool, making it as much a social space as a culinary one. The first floor is given over entirely to the private quarters of the home. The master suite features its own private terrace and a beautifully appointed en-suite bathroom with a double vanity and a walk-in rain shower — a space of genuine personal luxury and complete seclusion. 2 further en-suite bedrooms share a generous terrace with sea views and outlook across the pool and gardens, ensuring that the connection to the natural setting and the Mediterranean is present in every private space of the home. The rooftop terrace is the one space in this villa that the new owner will have the pleasure of finishing themselves. Accessed by the private lift, it opens to sea views and arrives fully pre-installed for a bar, barbecue, outdoor shower, and Jacuzzi — with all water, electrical, and structural connections already in place. It is a blank canvas of real potential, ready to become whatever its owner envisions, from an intimate sunset retreat to a memorable venue for alfresco dining and gatherings under the Mediterranean sky. The lower level is a self-contained world of leisure, entertainment, and additional private accommodation. A sculptural glass staircase and the private lift descend to a light-filled lobby housing an elegant open-plan workspace — a thoughtful and increasingly valued addition for those who work from home. Beyond, a generous open-plan entertainment space encompasses a billiards area, a bar with full pre-installation for both a back bar and an island bar, and a relaxed TV and cinema lounge with floor-to-ceiling glazing opening onto a light-filled patio. Bedrooms 4 and 5 are both en-suite, calm, and generously proportioned — equally well suited to guests, family, or staff — while a guest WC, a large storage room, a state-of-the-art machine room, and a dedicated laundry complete this level with the practical infrastructure that a villa of this scale and specification demands. The technical specification throughout is as considered as the design. Underfloor heating and air conditioning are driven by a high-efficiency aerothermal system, a Sonos music system runs throughout the home, UniFi by Ubiquiti manages access control and the wireless network, and an Ajax security alarm system provides complete peace of mind. Private parking for 2 vehicles completes the offering. The stretch of coastline between Puerto Banús and San Pedro de Alcántara is one of the most sought-after beachside addresses on the entire Costa del Sol — a location where the immediate proximity of the sea, the energy of one of Europe’s most celebrated marinas, and the genuine livability and convenience of San Pedro’s town centre and boulevard combine in a way that is almost impossible to find elsewhere. Just 100 metres from the beach and completing in November 2026, this villa represents a rare and genuinely outstanding opportunity to acquire a brand-new luxury residence of the very highest quality in one of Marbella’s most desirable and permanently in-demand coastal settings.

Setting
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Contemporary