

# Sales - House - Puerto Banús

## 12.000.000€

**Puerto Banús**

**House**

**Community: 24,072 EUR / year IBI: 6,666 EUR / year**

**Rubbish: 186 EUR / year**



**4**



**4.5**



**338 m2**



**716 m2**

This is a UNIQUE and valuable opportunity to purchase a beachfront villa in the most exclusive area of the Costa del Sol, Puerto Banús, with direct access to the beach. This bungalow style house comprises four bedrooms, each with an ensuite bathroom and dressing room, as well as a guest toilet. Spacious lounge which leads to a south-facing terrace, garden and swimming pool. The dining area offers views of a traditional patio and is connected to an open-plan kitchen equipped with high-quality appliances. A/Ac Hot & Cold and Under floor heating, by water system, in the whole house Price includes a garage for two cars and a storage room. Gated frontline beach complex with 24hs. security, Gym, communal swimming pools and large Bali style manicured garden with lots of relaxation spots to enjoy. This is a one of a kind property, due to its location, qualities and potential income generator as it has Tourist Licence.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Garden

- ✓ Communal
- ✓ Private
- ✓ Landscaped

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Garden

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

### Parking

- ✓ Underground
- ✓ Garage

### Pool

- ✓ Communal
- ✓ Private
- ✓ Indoor
- ✓ Heated
- ✓ Children's Pool

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Beachfront
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary





















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