

# Sales - House - Puerto Banús

## 5.460.000€

**Puerto Banús**

**House**

**Community: 122,400 EUR / year**

**IBI: 2,785 EUR / year**

**Rubbish: 278 EUR / year**



**4**



**3.5**



**222 m2**

The Golden Mile Jewel: A Frontline Masterpiece Experience the pinnacle of Mediterranean living in this stunning 222 m<sup>2</sup> beachfront residence, perfectly positioned on Marbella's legendary Golden Mile. Just a short stroll from the glamour of Puerto Banus, this four-bedroom home has been meticulously reimaged to offer the ultimate in modern sophistication. Spanning three floors, the property features 188 m<sup>2</sup> of exquisite living space complemented by 68 m<sup>2</sup> of private terraces with panoramic sea views. Every detail has been curated for excellence, from the designer open-plan kitchen to the integrated smart home systems, Agia underfloor heating, and Airzone climate control. Set within an exclusive gated community with direct beach access, lush gardens, and a swimming pool, this is a rare opportunity to own a frontline sanctuary in Europe's most prestigious enclave.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Drinkable Water

### Orientation

- ✓ South West

### Views

- ✓ Sea
- ✓ Beach
- ✓ Garden

### Garden

- ✓ Communal
- ✓ Private

### Category

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Double Glazing

### Security

- ✓ Gated Complex
- ✓ Entry Phone

### Pool

- ✓ Communal
- ✓ Children's Pool

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private





















