

## Sales - House - Puerto Banús

# 2.585.000€

**Puerto Banús**

**House**



5



4



297 m2



72 m2

This stylish semi-detached villa is located in an exclusive gated community just a short walk from the beach and only minutes away from Puerto Banús. Set in a beautifully maintained residential area, the property is approximately 300 meters from the sea and surrounded by landscaped gardens, offering both privacy and convenience. The villa features 5 spacious bedrooms and 4 bathrooms, with a bright and modern open-plan layout. The main living area seamlessly combines the lounge, dining space, and a fully fitted kitchen, creating an inviting environment perfect for both everyday living and entertaining. Outdoor areas include a private terrace, a compact swimming pool, and an easy-care garden. The lower level offers an additional lounge area ideal for relaxation, while the rooftop solarium with a jacuzzi provides a perfect space to enjoy the Mediterranean climate all year round. The home is equipped with a private lift connecting all floors, underfloor heating, air conditioning, and a garage with space for two cars. All amenities such as restaurants, beach clubs, and shops are within walking distance, and the nearby AP-7 motorway ensures excellent connectivity. With an existing tourist license and strong rental demand, this property represents an excellent opportunity for both personal use and investment.

### Setting

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Fiber Optic

### Security

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security

### Condition

- ✓ Excellent

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground
- ✓ Private

### Pool

- ✓ Private

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity

### Climate Control

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

### Garden

- ✓ Private

### Category

- ✓ Resale









