## Sales - House - Puerto Banús

# 2.395.000€

**Puerto Banús** **House**

**Community: 2,304 EUR / year** **IBI: 2,197 EUR / year** **Rubbish: 93 EUR / year**

 **7**  **3.5**  **401 m2**  **600 m2**

Beautifully refurbished, this spacious 7-bedroom, 3.5-bathroom semi-detached villa is ideally situated just 50 meters from the beach and a short stroll from Puerto Banús, luxury boutiques, fine dining, and essential amenities.An exceptional opportunity for a holiday retreat or a high-yield investment property. Designed for seamless indoor-outdoor living, the property features a private heated swimming pool, a beautifully landscaped garden, and an outdoor gym, allowing you to stay active in the fresh sea air. A home cinema provides the perfect entertainment space, while a carport for two cars ensures secure parking. In addition to its proximity to Puerto Banús, the villa is within walking distance of the stunning San Pedro beach walk, a lively promenade lined with charming restaurants and cafés, perfect for seaside dining and sunset strolls. With a proven track record as a high-performing short-term rental, this villa generates an impressive €8,400 per week in low season and up to €10,500 per week in high season, making it an exceptional investment opportunity. Property Layout Ground floor: 1 bedroom, 1 bathroom, living room, and kitchen. First floor: Master bedroom with en-suite bathroom, plus 2 additional bedrooms sharing a large bathroom. Third floor: 1 bedroom that can also be used as an office, along with a toilet. Basement: Home cinema and 2 additional bedrooms. Don’t miss your chance to own this prime beachside property in one of Marbella’s most sought-after locations. Contact us today to arrange a private viewing! LET US MOVE YOU!

**Setting**
- Town
- Beachside
- Port
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Close To Forest
- Close To Marina
- Urbanisation

**Orientation**
- East Facing
- South East Orientation
- South Facing
- South West Orientation
- West Facing

**Condition**
- Excellent Condition

**Pool**
- Private Pool
- Heated Pool

**Climate Control**
- Air Conditioning
- Pre Installed A/C
- Hot A/C
- Cold A/C
- Central Heating
- Fireplace

**Views**
- Garden Views
- Pool Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Gym
- Games Room
- Storage Room
- Utility Room
- Ensuite Bathroom
- Wood Flooring
- Marble Flooring
- Barbeque
- Double Glazing
- Basement
- Fiber Optic

**Furniture**
- Fully Furnished

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Private Garden

**Security**
- Electric Blinds
- Alarm System
- Safe

**Parking**
- Covered Parking
- Multiple Parking Spaces
- Private Parking

**Utilities**
- Electricity

**Category**
- Bargain
- Beachfront
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary




























































ARTENGO























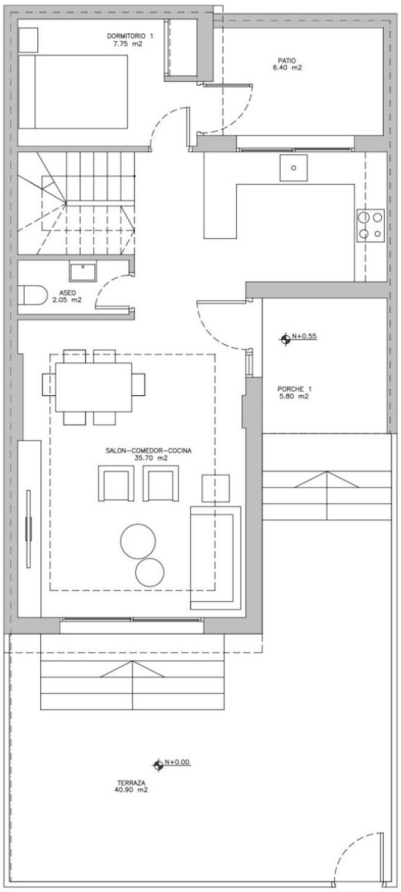













PLANTA BAJA REFORMADO
Sup.Construida: 58.20 m2
Sup.Porche: 5.80 m2