

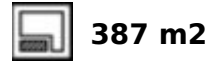
Ref.-ID: MIBGR5073235

Puerto Banús

House

Community: 2,700 EUR / year IBI: 2,929 EUR / year

Rubbish: 93 EUR / year



Villa Valois: Contemporary Elegance in the Heart of Puerto Banus Exclusive. Wonderful villa in the heart of Puerto Banus, a few steps from the beach, the promenade and the Golden Mile. This beautiful property with contemporary design has a privileged location. Situated in a quiet and secure area, surrounded by urbanisations, luxury villas and at the same time very close to the vibrant life of Marbella, Puerto Banús, San Pedro Playa, as well as the great offer of leisure, tourism and restaurants that the fabulous Costa del Sol has to offer. Villa Valois is one of the three properties that make up this private complex. This light-flooded property, surrounded by trees and shrubs, consists of three levels, with excellent qualities, finishes and details: - The main floor is made up of the entrance hall area, connected to the modern kitchen, fully equipped with top of the range appliances and a practical breakfast bar that opens up to the lounge dining area with large windows, a magnificent fireplace, views to the garden and the private swimming pool. There is also a bedroom and a separate bathroom on this floor. - The upper floor consists of three double bedrooms, two of which share a large bathroom. The master bedroom has an en-suite bathroom as well as a walk-in wardrobe and dressing area. In addition, this room has its own fireplace and two terraces, also overlooking the garden and pool. - The basement houses a large storage room, a fully equipped laundry room, a garage for two vehicles, a bathroom with shower and a comfortable mini-cinema room. - Furniture negotiable. This property represents a unique opportunity for those looking for a luxury villa in a privileged location, either as a permanent residence or as an investment with high holiday rental potential. The combination of modern design, quality construction and strategic location makes it an unbeatable option in the Costa del Sol property market. Call now for more information or to make an appointment. Video and virtual tour available.

Setting

- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

Climate Control

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

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Photovoltaic solar panels

Orientation

- ✓ West

Views

- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

Garden

- ✓ Private
- ✓ Easy Maintenance

Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Courtesy Bus
- ✓ Basement

Security

- ✓ Gated Complex
- ✓ Electric Blinds

Pool

- ✓ Private

Furniture

- ✓ Not Furnished

Parking

- ✓ Garage
- ✓ Private







































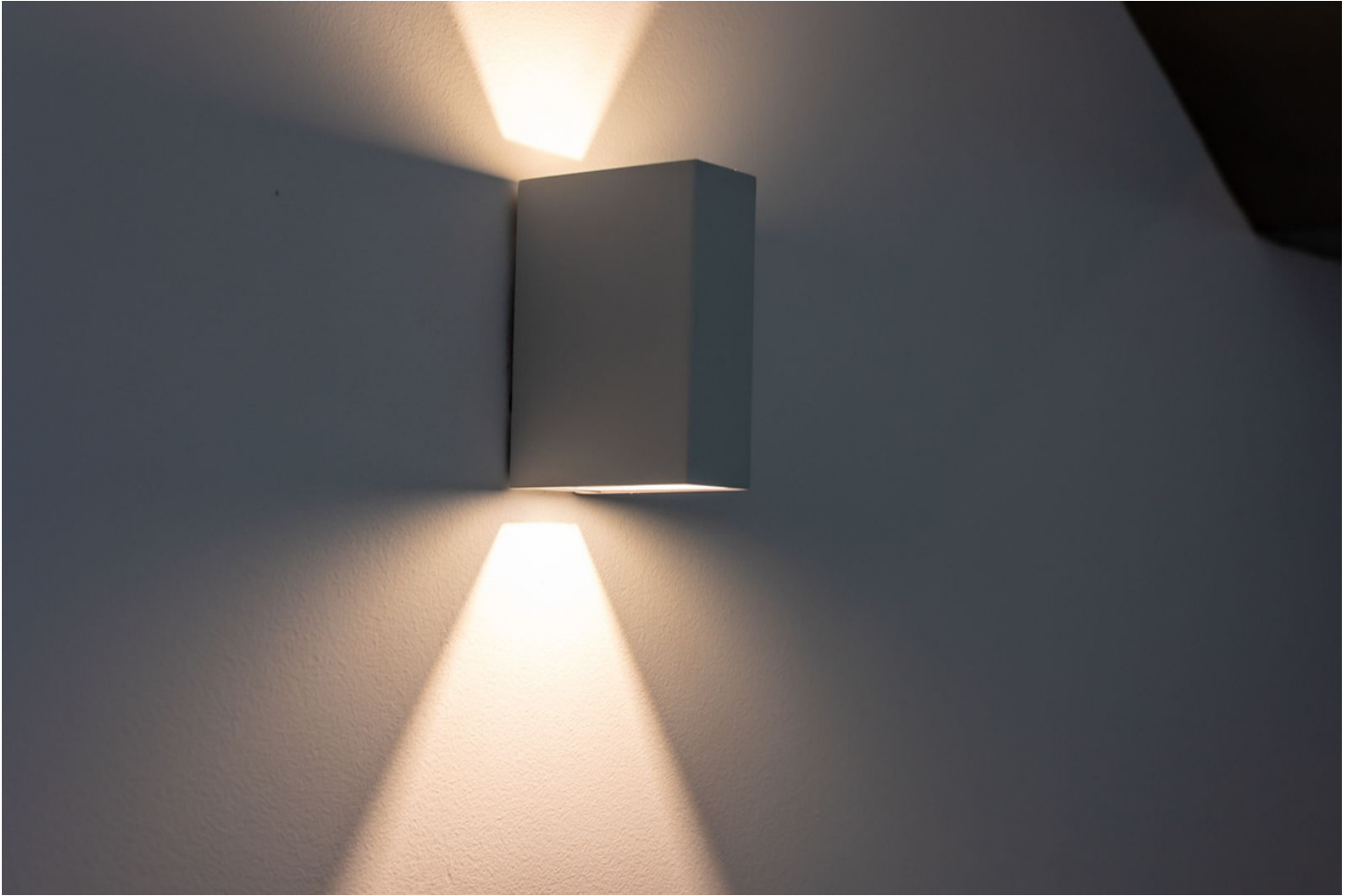




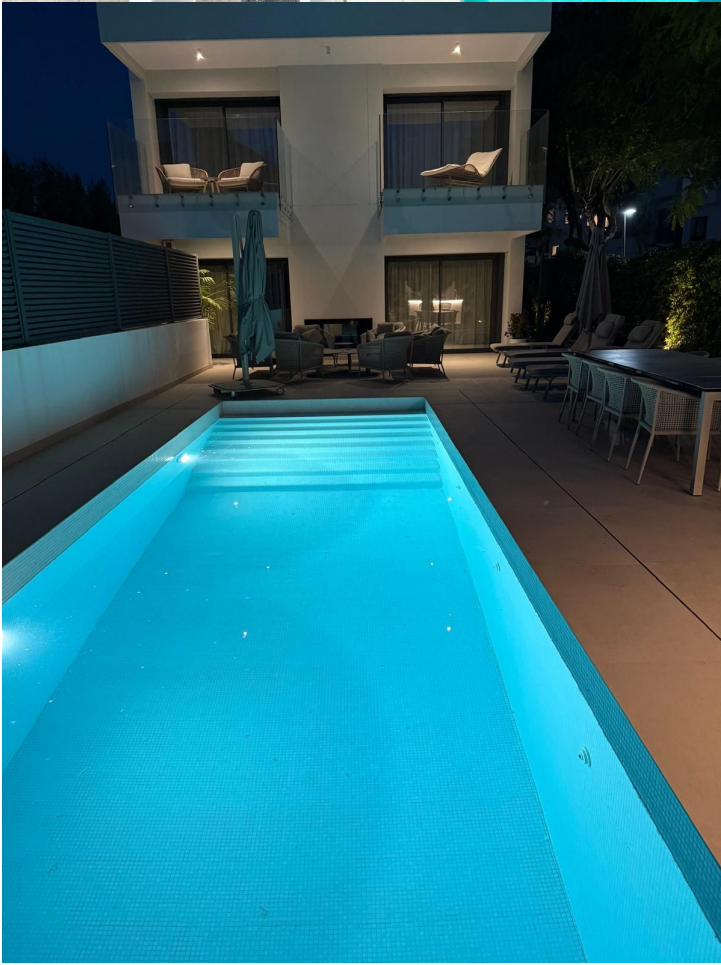
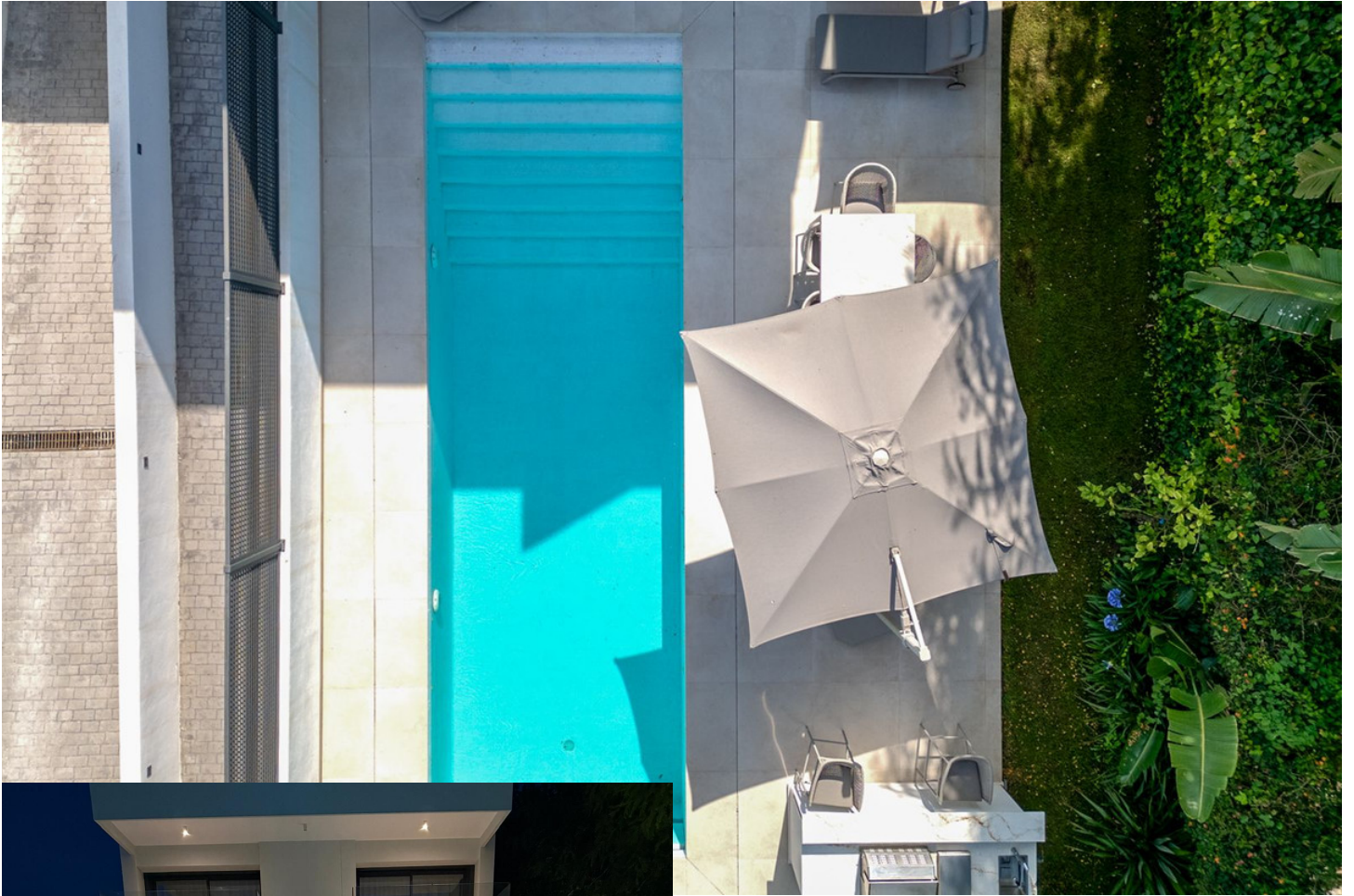




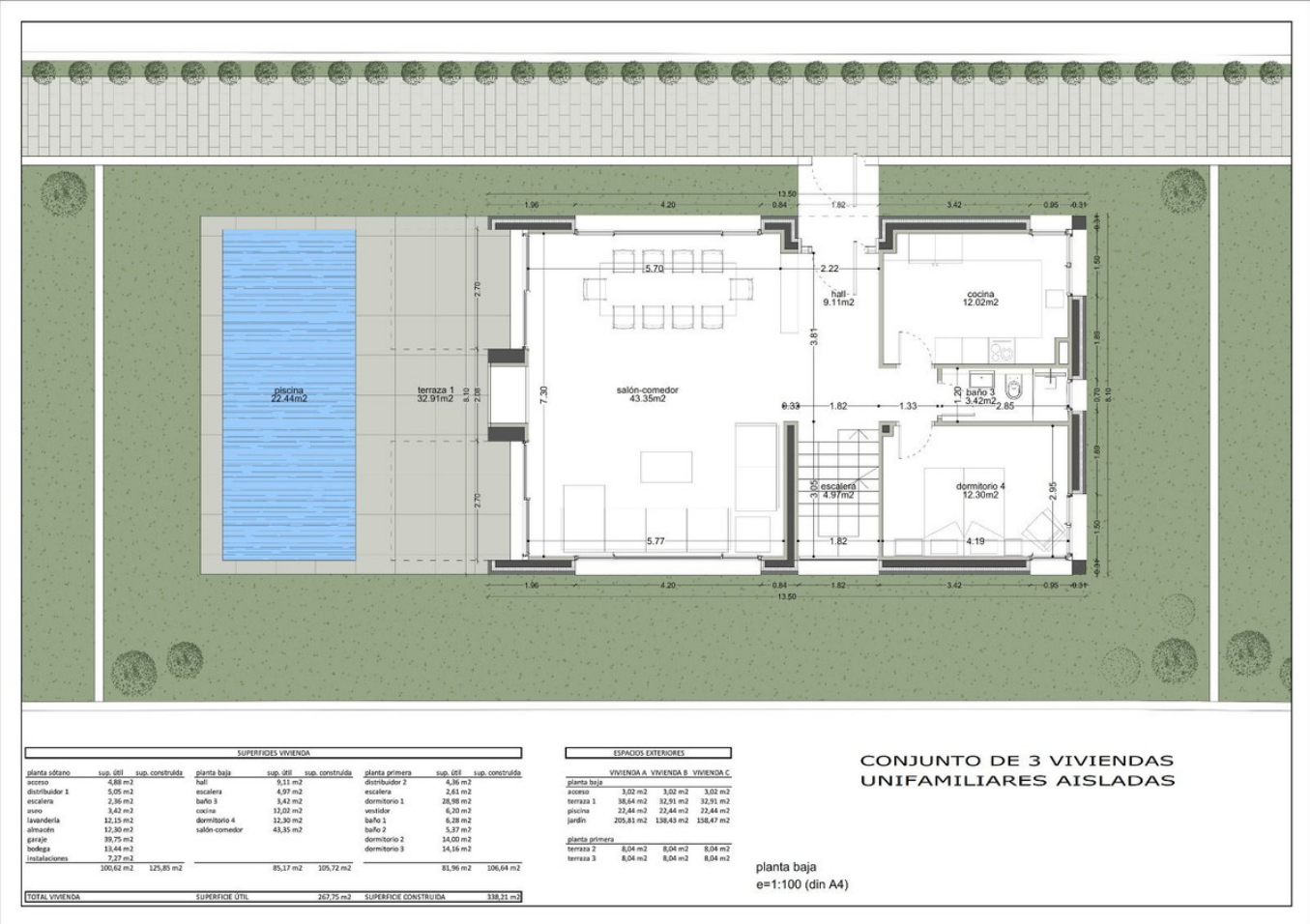
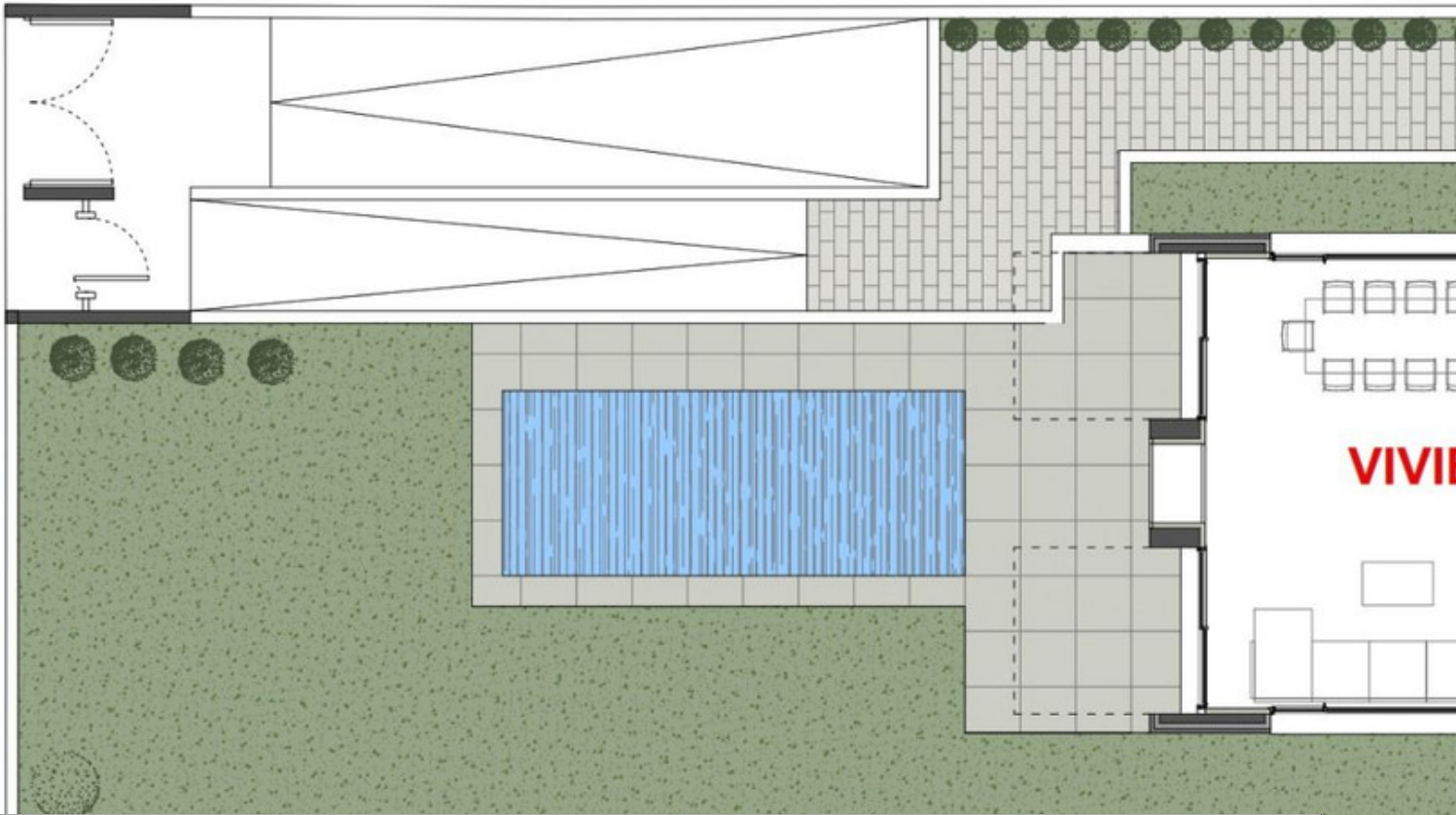






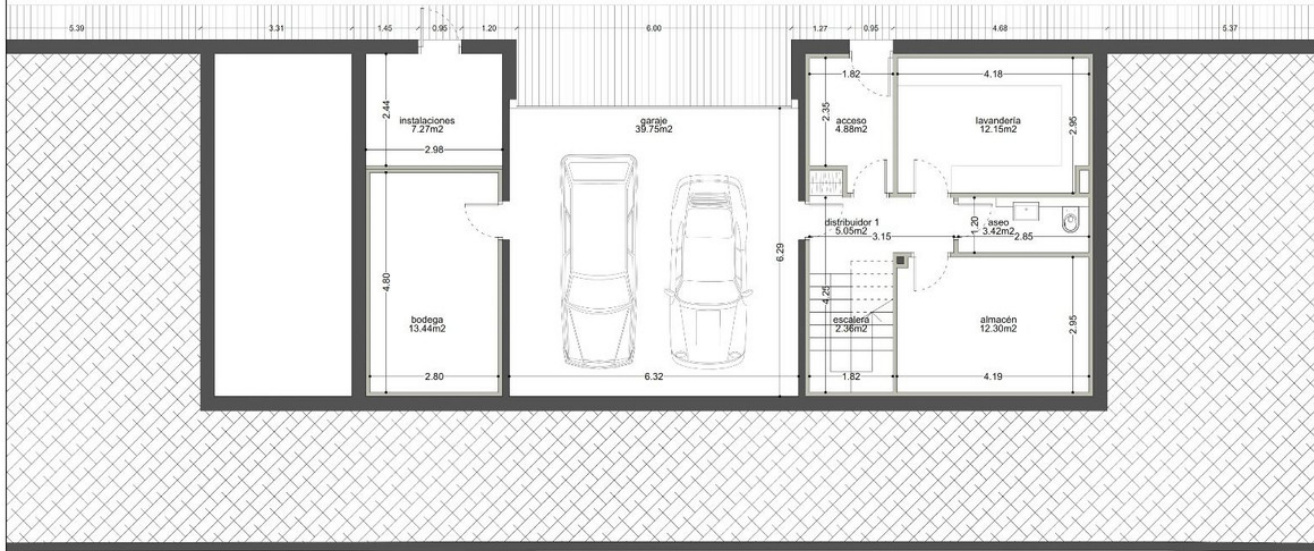
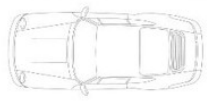






CONJUNTO DE 3 VIVIENDAS UNIFAMILIARES AISLADAS

planta baja
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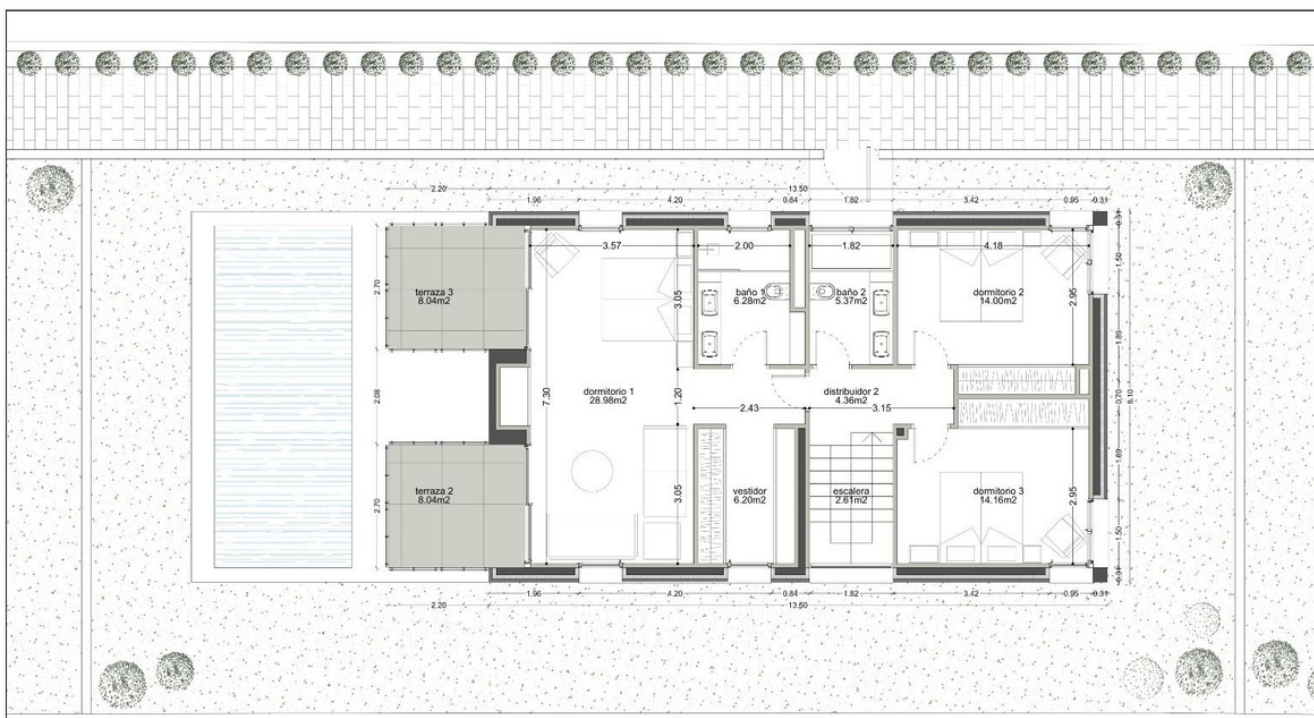


SUPERFICIES VIVIENDA					
planta sótano	sup. útil	sup. construida	planta baja	sup. útil	sup. construida
acceso	4,88 m ²		hall	9,11 m ²	
distribuidor 1	5,05 m ²		escalera	4,97 m ²	
escalera	2,36 m ²		baño 3	3,42 m ²	
suso	3,42 m ²		cocina	12,02 m ²	
lavandería	12,15 m ²		dormitorio 4	12,30 m ²	
almacén	12,30 m ²		salón comedor	43,35 m ²	
garaje	39,75 m ²				
bodega	13,44 m ²				
instalaciones	7,27 m ²				
	100,62 m ²	125,85 m ²		85,17 m ²	105,72 m ²
TOTAL VIVIENDA			SUPERFICIE UTIL	267,75 m²	SUPERFICIE CONSTRUIDA
					338,21 m²

ESPACIOS EXTERIORES					
VIVIENDA A VIVIENDA B VIVIENDA C					
planta baja	3,02 m ²	3,02 m ²	3,02 m ²	3,02 m ²	
acceso	38,64 m ²	32,91 m ²	32,91 m ²	32,91 m ²	
terrace 1	22,44 m ²	22,44 m ²	22,44 m ²	22,44 m ²	
pluvina	205,81 m ²	136,43 m ²	136,43 m ²	136,47 m ²	
jardín					
planta primera					
terrace 2	8,04 m ²	8,04 m ²	8,04 m ²	8,04 m ²	
terrace 3	8,04 m ²	8,04 m ²	8,04 m ²	8,04 m ²	

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