

**Ref.-ID: MIBGR5365042**

**Puerto Banús**

**House**



**5**



**4**



**360 m2**



**516 m2**

Modern villa with private pool in Nueva Andalucía, just a few minutes from Puerto Banús An elegant villa, fully renovated in 2025, situated in one of the most sought-after areas of Nueva Andalucía, very close to Puerto Banús and all kinds of amenities. The property is spread over three levels, with a layout designed for everyday comfort. On the main floor, there is a spacious and bright living room with a fireplace, connected to a modern open-plan kitchen fully equipped with Siemens appliances and a dining area. This level also features 2 bedrooms and 1 bathroom. The upper floor houses the master suite, with an en-suite bathroom and direct access to a private terrace. The lower floor comprises two additional bedrooms, two bathrooms, a multi-purpose room ideal as a cinema or leisure area, as well as a space fitted out for a sauna. Outside, the property offers a pleasant private garden with a swimming pool and several relaxation areas, perfect for enjoying the Costa del Sol climate all year round. Features: — 5 bedrooms — 4 bathrooms — 360 m<sup>2</sup> of floor space — 516 m<sup>2</sup> plot — south/south-east facing — underfloor heating — air conditioning — home automation system — private parking Location: — a short walk from the Real Club de Pádel — a short distance from Puerto Banús — surrounded by golf courses, restaurants and shops An ideal property both as a primary residence and as an investment with high potential for returns.

**Setting**

- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ East
- ✓ South

**Views**

- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

**Security**

- ✓ Electric Blinds
- ✓ Alarm System
- ✓ Safe

**Pool**

- ✓ Private

**Furniture**

- ✓ Part Furnished
- ✓ Optional

**Category**

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































