Продажа - Дом - Puerto Banús

3.150.000€

Puerto Banús **Дом**

6 **5** **521 m2** **1755 m2**

Detached Villa for Sale in Nueva Andalucía, Marbella – Prime Location with Sea Views Located in one of Marbella’s most sought-after areas, this magnificent detached villa sits on a generous corner plot of 1,755 m2 in the prestigious Avenida del Generalife 28. South-southwest facing, it boasts breathtaking views of the sea and Gibraltar. The property enjoys a strategic location that offers both privacy and tranquillity, while being perfectly connected to all amenities, international schools, renowned golf courses, and the glamour of Puerto Banús. With a total built area of 700 m2 (as per the Cadaster or land registry), the villa offers generous living spaces, ideal for family life. The ground floor features a spacious living room of over 40 m2, a separate dining area, a large study, guest WC, and a fully equipped kitchen with a service area including a good-sized bedroom and bathroom. The inviting covered terrace opens directly onto the beautifully maintained mature garden and private pool – the perfect setting to enjoy Marbella’s enviable climate. Upstairs, there are four further bedrooms, three of which have en-suite bathrooms. The impressive master suite includes a walk-in wardrobe and access to a large terrace with stunning panoramic views towards Gibraltar. The property also benefits from a substantial 77 m2 garage and a charming guest house arranged over two levels, with a living area downstairs and bedroom with bathroom upstairs – ideal for hosting visitors or generating rental income. A home full of character, in excellent condition, with outstanding potential both as a permanent residence and as a high-yield buy-to-rent investment. A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.

Состояние
- ✔ Хорошее состояние

бассейн
- ✔ Коммунальный бассейн

Климат-контроль
- ✔ Центральное отопление
- ✔ Камин

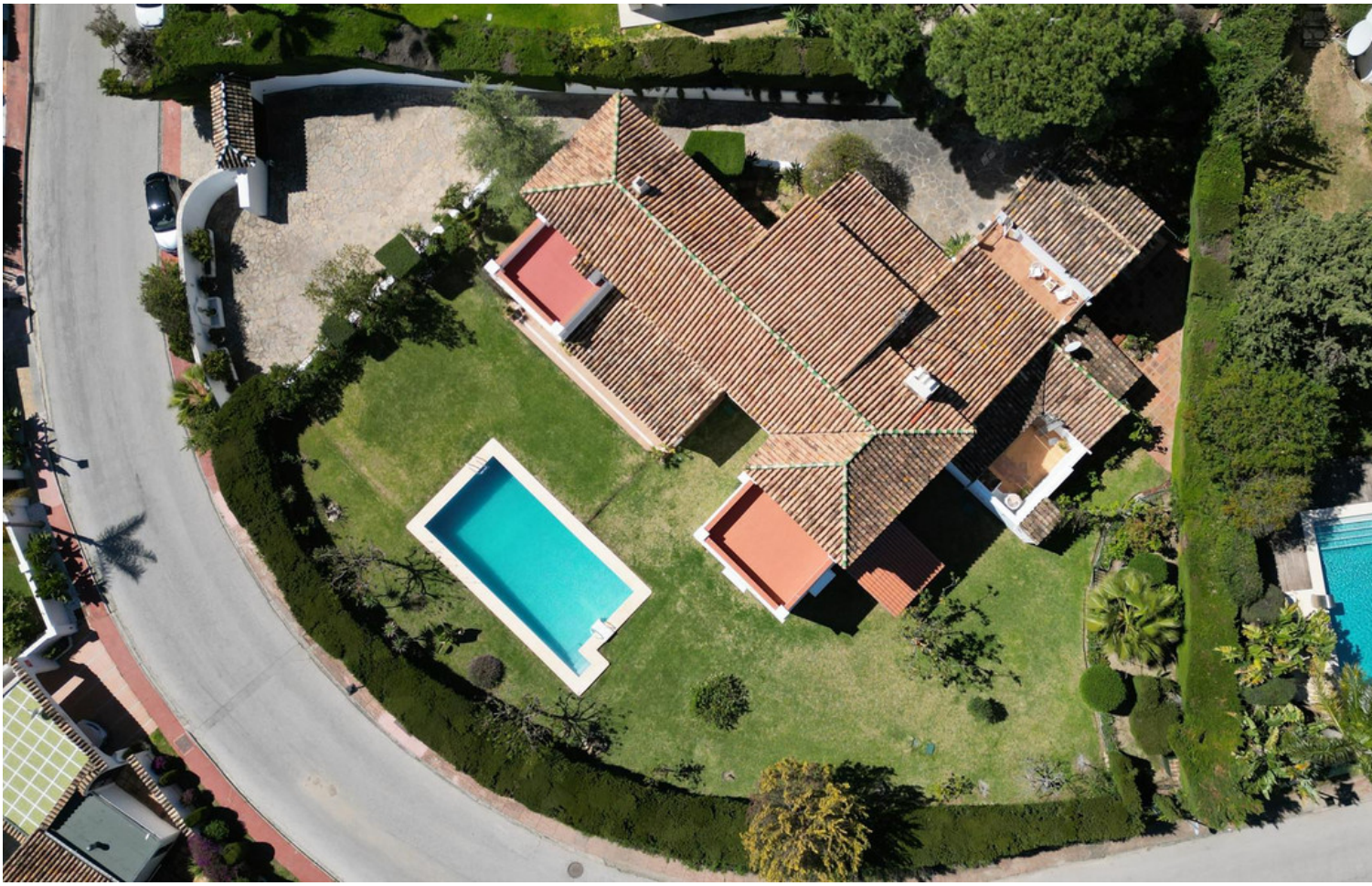
ВИД
- ✔ Вид на море

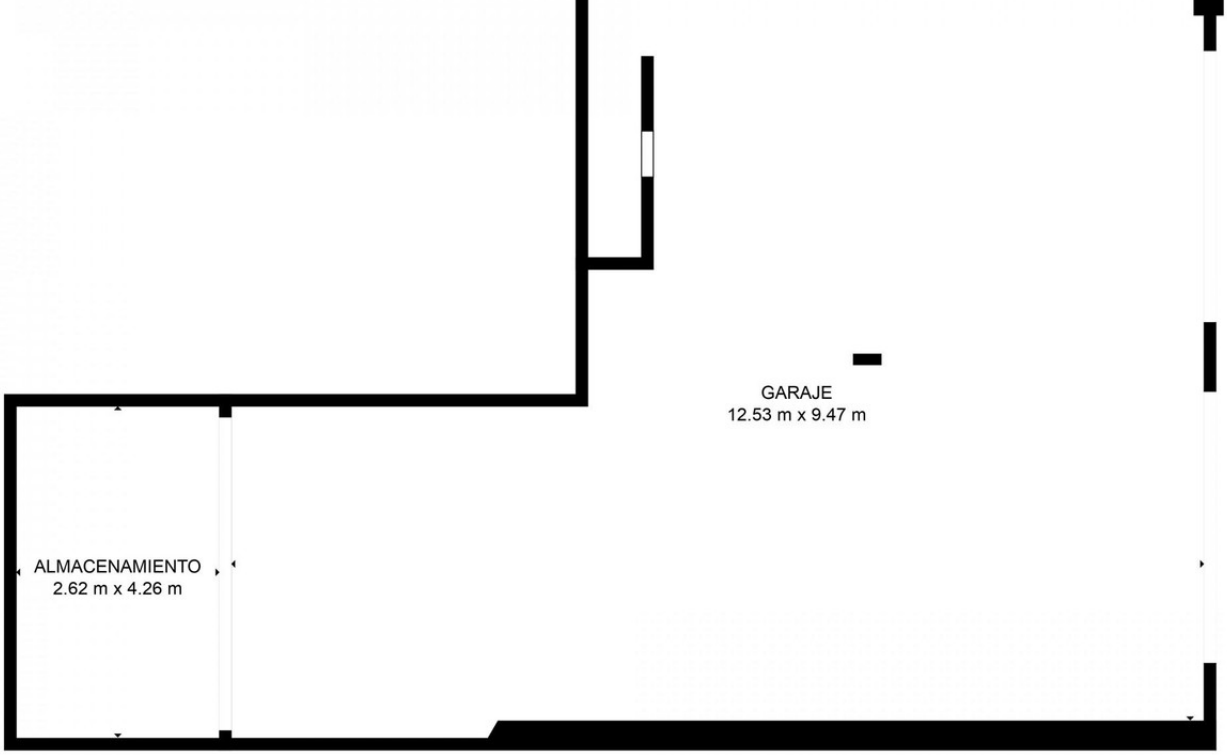
Особенности
- ✔ Приватная терраса
- ✔ Деревянные полы

Мебель
- ✔ Без мебели

меры безопасности
- ✔ Сигнализация

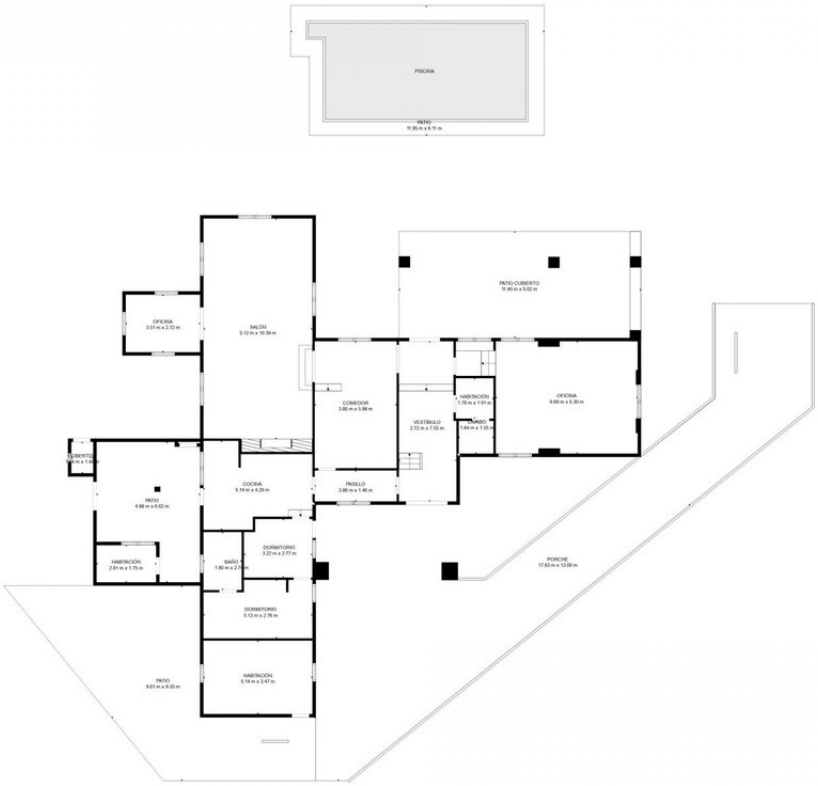
Парковка
- ✔ гараж





TOTAL: 375 m2
BELOW GROUND: 0 m2, 2. PLANTA: 232 m2, 3. PLANTA: 143 m2
ÁREAS EXCLUIDAS: ALMACENAMIENTO: 11 m2, GARAJE: 96 m2, PATIO: 128 m2,
PATIO CUBIERTO: 57 m2, PORCHE: 186 m2, COBERTIZO: 2 m2,
BALCÓN: 51 m2, CHIMENEA: 1 m2

LAS MEDIDAS SON CALCULADAS UTILIZANDO LA TECNOLOGÍA CUBICASA. SON DE ALTA FIABILIDAD PERO NO GARANTIZADAS.



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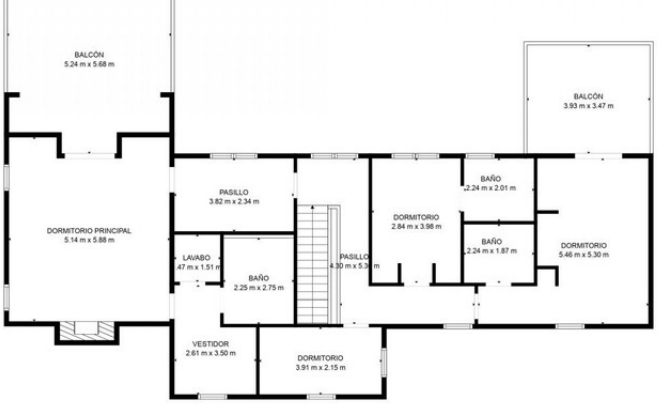

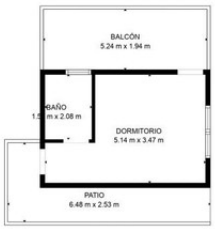

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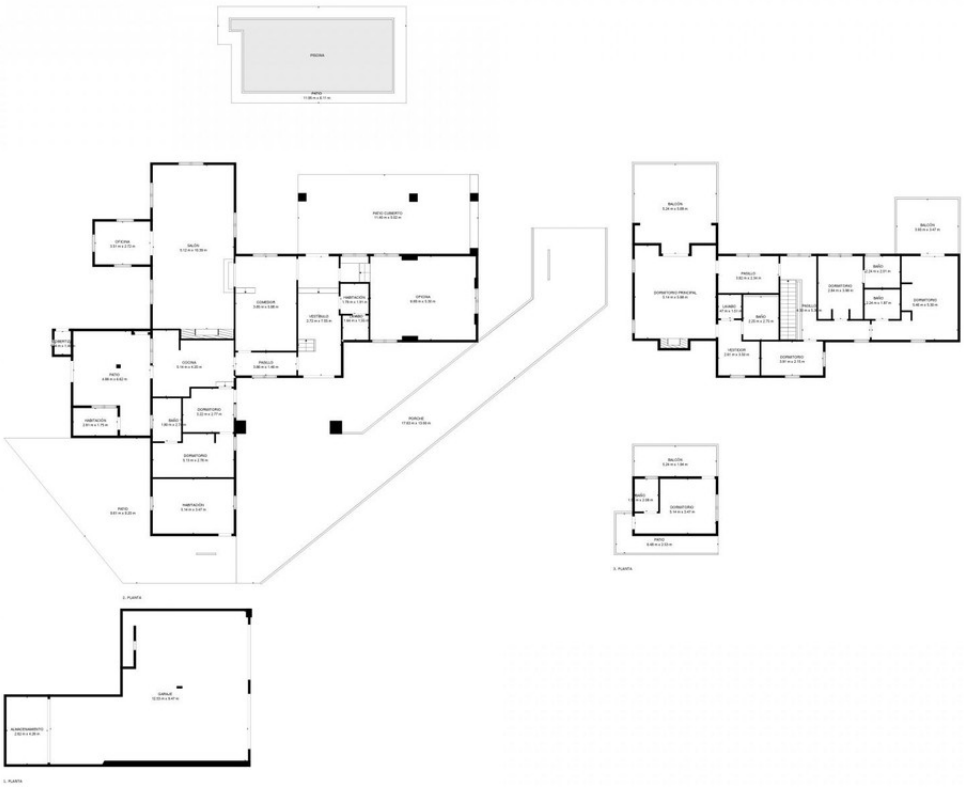

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