

## Продажа - Дом - Puerto Banús

# 2.995.000€

**Puerto Banús**

**Дом**

**Коммунальные: 2,700 EUR / год**

**ИБИ: 2,929 EUR / год**

**Мусор: 93 EUR / год**



**4**



**4**



**372 m2**



**387 m2**

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.

**Расположение**

- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Фотоэлектрические солнечные панели

**ОРИЕНТАЦИЯ**

- ✓ Запад

**ВИД**

- ✓ Сад
- ✓ Бассейн
- ✓ Город
- ✓ Улица

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Бесплатный автобус
- ✓ Подвал

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Гараж
- ✓ Приватная







































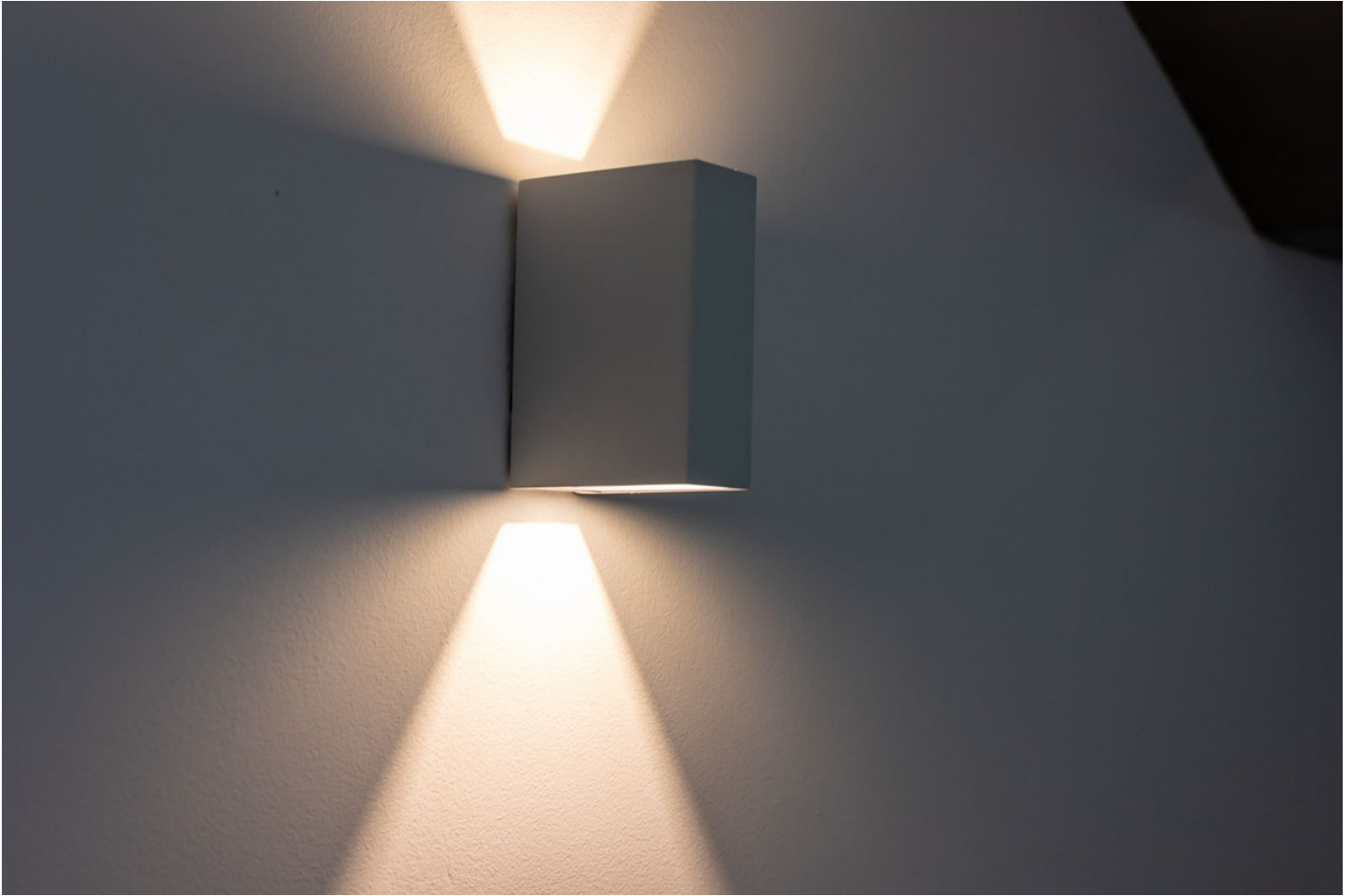




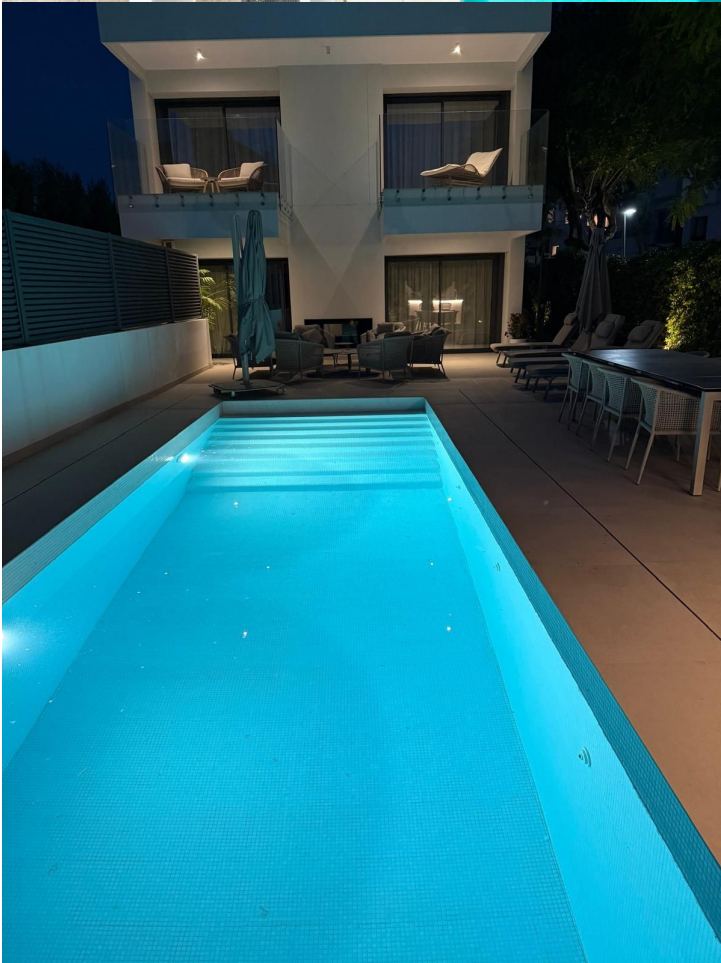
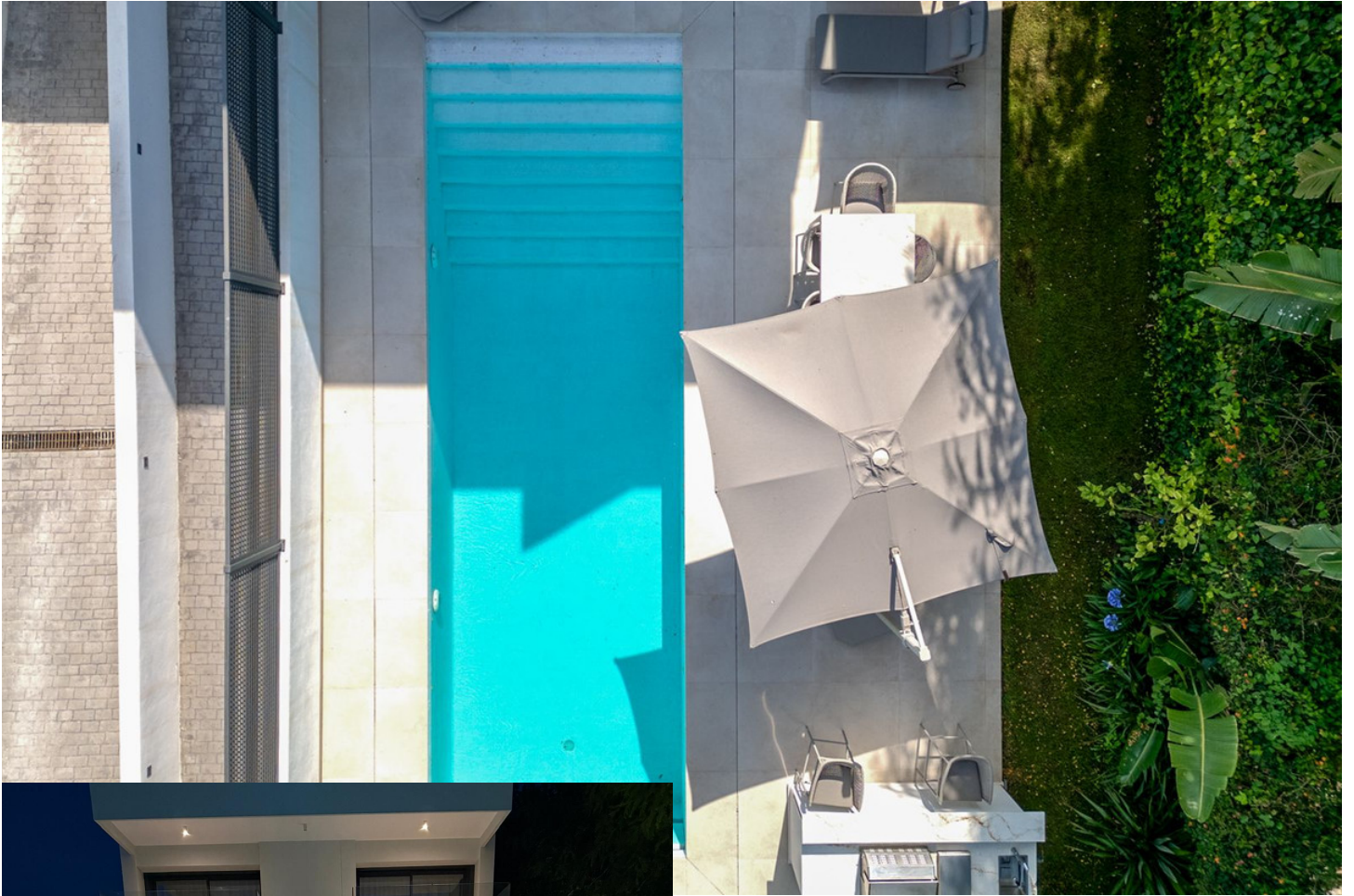




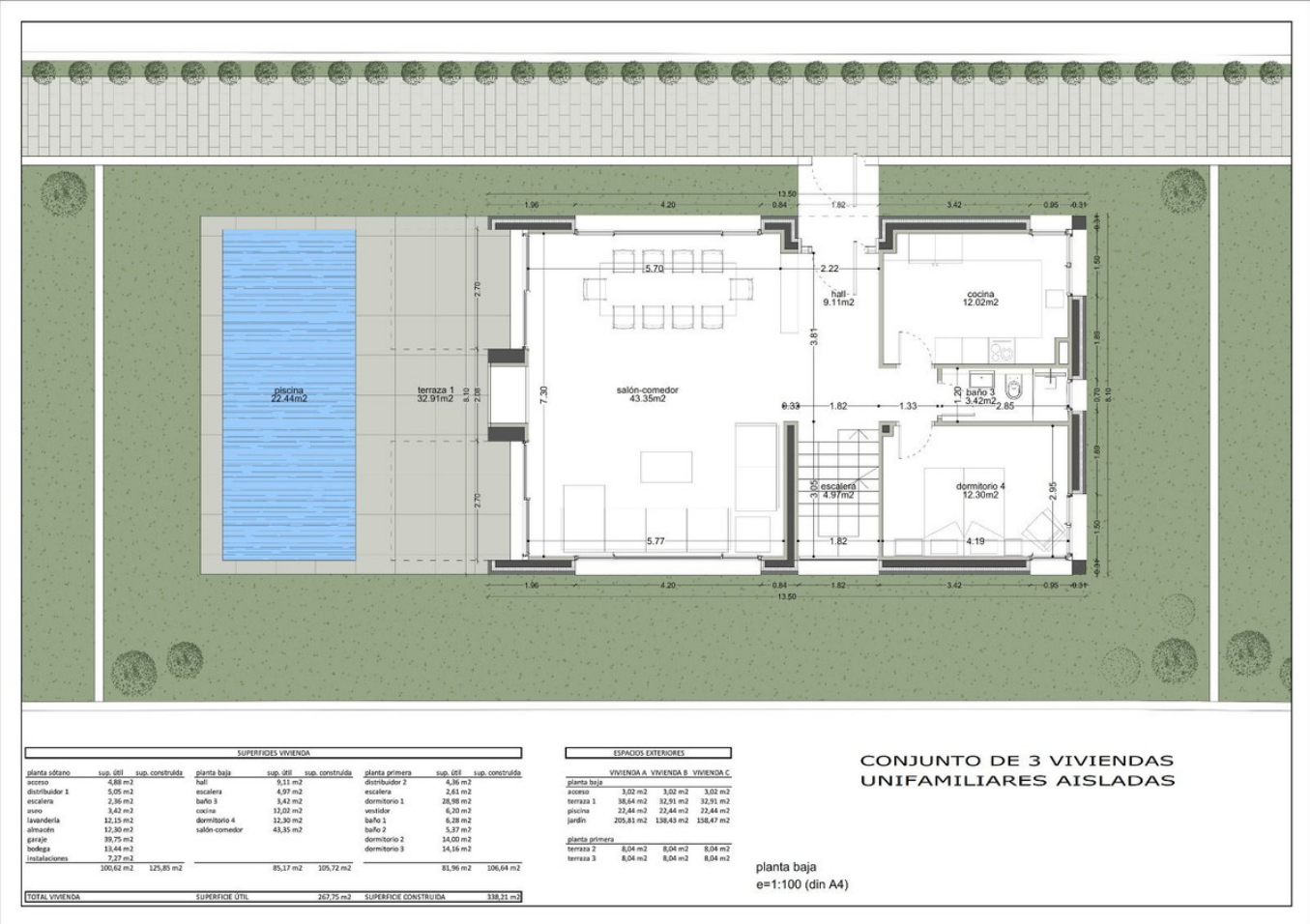
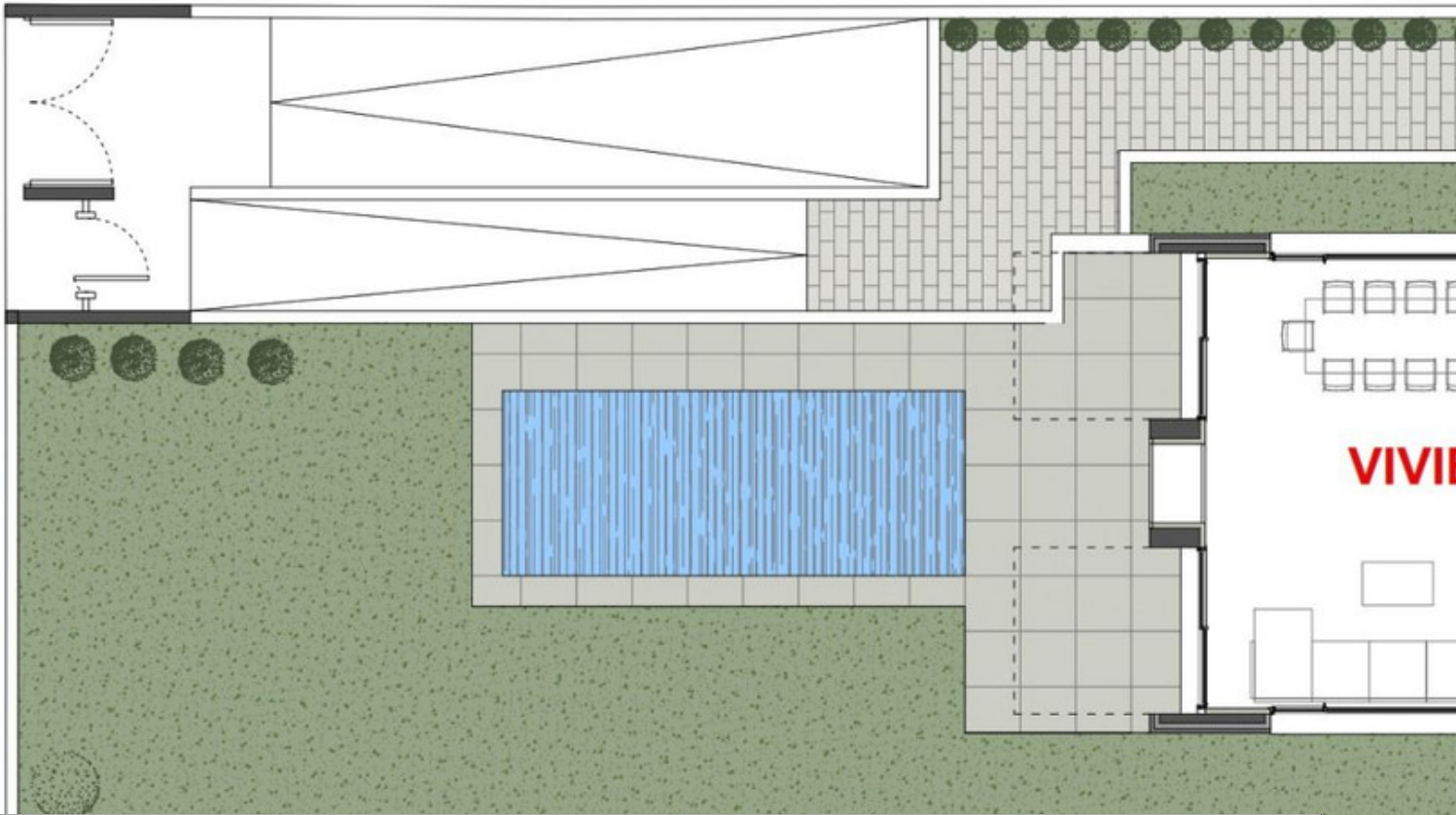




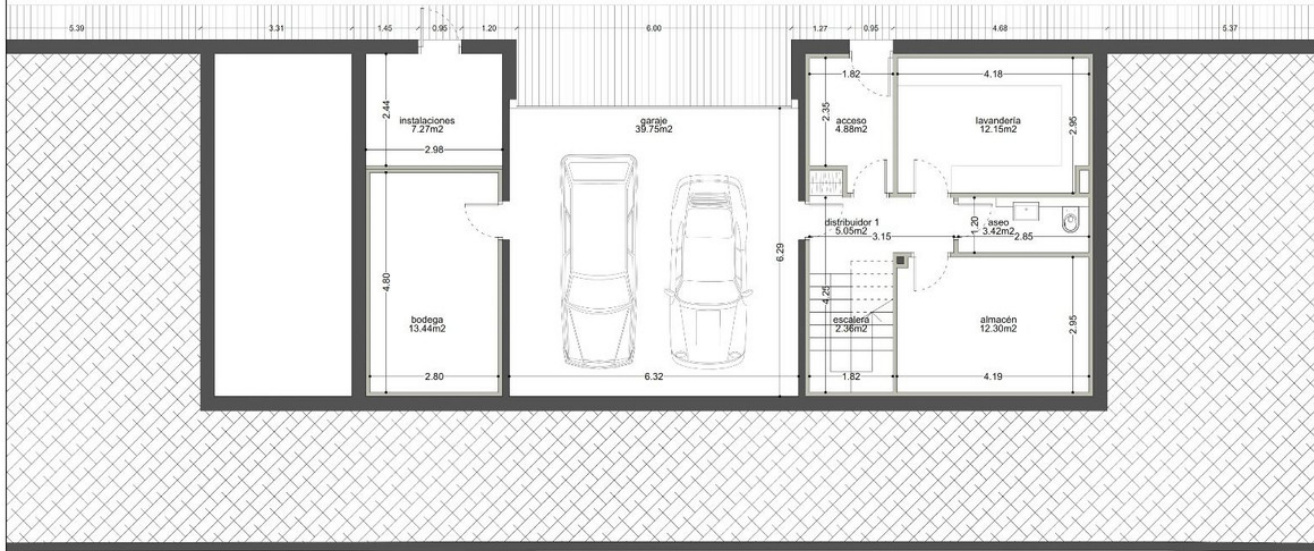
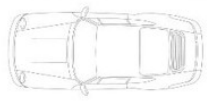








**CONJUNTO DE 3 VIVIENDAS UNIFAMILIARES AISLADAS**

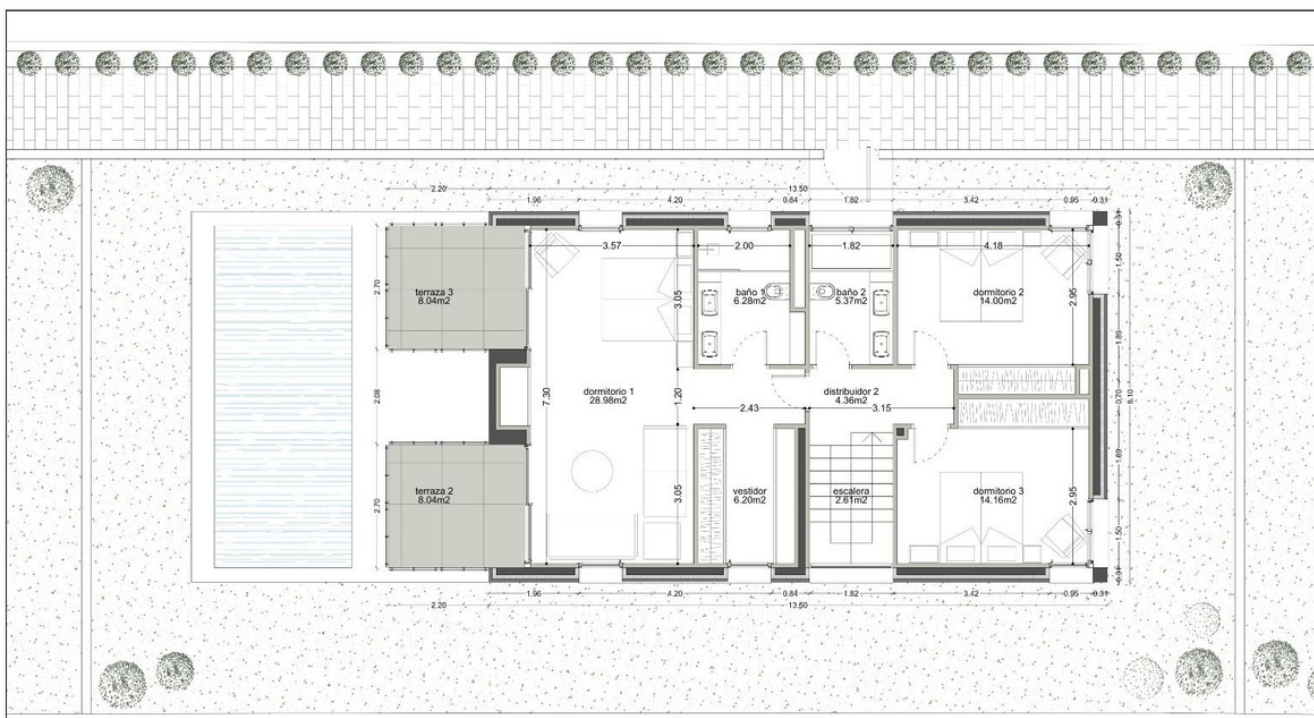


SUPERFICIES VIVIENDA					
planta sótano	sup. útil	sup. construida	planta baja	sup. útil	sup. construida
acceso	4,88 m <sup>2</sup>		hall	9,11 m <sup>2</sup>	
distribuidor 1	5,05 m <sup>2</sup>		escalera	4,97 m <sup>2</sup>	
escalera	2,36 m <sup>2</sup>		baño 3	3,42 m <sup>2</sup>	
suso	3,42 m <sup>2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

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

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planta sótano  
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