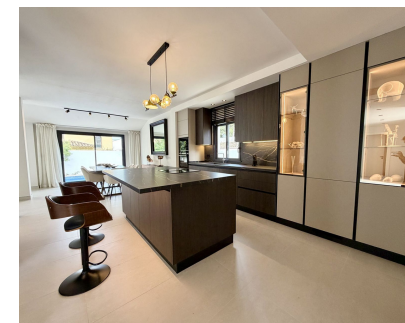


## Sales - House - Puerto Banús

### 2.200.000€



Ref.-ID: R5365042

Puerto Banús

House



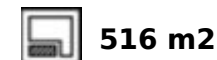
5



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
- Orientation**
  - ✓ East
  - ✓ South
- Condition**
  - ✓ Excellent
  - ✓ Recently Renovated
- Pool**
  - ✓ Private
- Climate Control**
  - ✓ Air Conditioning
- Views**
  - ✓ Garden
  - ✓ Pool
- Features**
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ Staff Accommodation
  - ✓ Basement
  - ✓ Fiber Optic
- Furniture**
  - ✓ Part Furnished
  - ✓ Optional
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Private
  - ✓ Landscaped
  - ✓ Easy Maintenance
- Security**
  - ✓ Electric Blinds
  - ✓ Alarm System
  - ✓ Safe
- Category**
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
  - ✓ Contemporary