

**Sales - House - Puerto Banús**  
**1.995.000€**



**Ref.-ID: R5430589**

**Puerto Banús**

**House**

**IBI: 1,227 EUR / year**

**Rubbish: 139 EUR / year**



**6**



**5**



**315 m2**



**516 m2**

Villa in Altos del Rodeo Nueva Andalucia a refined and spacious 6-bedroom villa for sale located in the highly desirable Altos del Rodeo residential enclave, within Nueva Andalucia, just minutes from Puerto Banús and Marbella's top amenities. Spread across three levels with 315 square meters of built space, this property presents a rare opportunity to enjoy the perfect blend of classic Mediterranean architecture and modern lifestyle comfort on the Costa del Sol. Designed with both elegance and practicality in mind, the home offers five generous bedrooms, including three with private en-suite bathrooms. A sixth room, currently styled as a home office, provides flexibility for use as an additional bedroom, guest room, or creative space. An additional bathroom and guest WC ensure convenience for both family living and entertaining. The interiors are thoughtfully curated with bespoke furnishings and quality finishes that reflect a warm, sophisticated ambiance. A private sauna adds to the home's wellness appeal, providing a relaxing escape within your own residence. The villa features a large terrace that connects seamlessly with the private pool, creating an inviting space for outdoor lounging, dining, or hosting, as well as a roof terrace and a garden. The orientation ensures abundant natural light and serene views of the pool area, while the open-plan layout of the main living spaces enhances the flow between indoors and outdoors. The private garage includes an electric car charging point.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South West

**Furniture**

- ✓ Fully Furnished

**Category**

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

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Climate Control**

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

**Security**

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Views**

- ✓ Garden
- ✓ Pool
- ✓ Courtyard

**Parking**

- ✓ Garage
- ✓ Open
- ✓ More Than One
- ✓ Private