

Sales - House - Puerto Banús  
4.750.000€

www.arbatstates.com  
+34 606 84 36 45  
+34 602 51 80 97  
info@arbatstates.com



Ref.-ID: R4409782

Puerto Banús

House



New & Modern house located in a splendid location on the Golden Mile, just 20 meters from the beach. This spacious villa offers high qualities and is perfect for those looking for comfort and luxury. With 4 bedrooms and 5 bathrooms, it provides ample space for a family or guests. The large terraces on each floor, both covered and uncovered, are ideal for barbecues, meetings with friends, or sunbathing all year round. The heated pool allows for enjoyment even during the long Marbella summer. The property is situated in a safe and exclusive urbanization of Río Verde, just a three-minute walk from Puerto Banús. It is also conveniently located near the supermarket and offers all the benefits of being close to the beach. With a private garden and space to park three cars, this detached villa provides privacy and convenience. The house features stunning sea, beach, and garden views, creating a peaceful and relaxing atmosphere. It is fully furnished and equipped with air conditioning, pre-installed A/C, heating, electric blinds, and an alarm system for added comfort and security. Additional amenities include satellite TV, ADSL/WIFI, and an ensuite bathroom. Don't miss out on this investment opportunity in the Costa del Sol. With a total of 226m<sup>2</sup> built, this property offers plenty of room for a comfortable lifestyle. Whether you're looking for a permanent residence or a vacation home, this luxury villa is sure to impress. Contact us now to arrange a viewing and make this dream home yours. Detached Villa, The Golden Mile, Costa del Sol. 4 Bedrooms, 5 Bathrooms, Built 226 m<sup>2</sup>, Terrace 100 m<sup>2</sup>, Garden/Plot 455 m<sup>2</sup>. Setting : Beachside, Close To Marina, Urbanisation. Orientation : South. Condition : Excellent. Pool : Private, Heated. Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, U/F Heating. Views : Sea, Beach, Garden. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, ADSL / WIFI, Ensuite Bathroom. Furniture : Fully Furnished, Optional. Kitchen : Fully Fitted. Garden : Private, Easy Maintenance. Security : Electric Blinds, Entry Phone, Alarm System, Safe. Parking : Garage, More Than One, Private. Utilities : Electricity, Drinkable Water, Telephone. Category : Beachfront, Investment, Luxury.

<b>Setting</b> ✓ Beachside ✓ Close To Sea	<b>Orientation</b> ✓ South ✓ South West	<b>Condition</b> ✓ Excellent	<b>Pool</b> ✓ Private	<b>Climate Control</b> ✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C	<b>Views</b> ✓ Sea ✓ Panoramic ✓ Pool
<b>Features</b> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Utility Room ✓ Ensuite Bathroom ✓ Jacuzzi ✓ Domotics	<b>Furniture</b> ✓ Fully Furnished	<b>Kitchen</b> ✓ Fully Fitted	<b>Garden</b> ✓ Private ✓ Landscaped ✓ Easy Maintenance	<b>Security</b> ✓ Gated Complex ✓ Electric Blinds ✓ Alarm System	<b>Parking</b> ✓ Covered ✓ More Than One ✓ Private
<b>Utilities</b> ✓ Electricity ✓ Drinkable Water ✓ Telephone	<b>Category</b> ✓ Luxury				