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

Sales - House - Puerto Banús

3.800.000€







Ref.-ID: R4802086 **Puerto Banús** **House**

Community: 26,400 EUR / year **IBI: 2,000 EUR / year** **4** **4** **375 m2** **90 m2**

Brand new modern villa located in the prestigious area of Puerto Banus - Atalaya Rio Verde, close to the beach and within a secure community. This home is all about comfort and convenience, featuring modern architecture and private amenities. The villa has been built in four levels, including a basement that can be customized and a rooftop terrace with a small heated pool. Designed with an open layout to maximize space and natural light, it includes a private lift to access all levels. On the first level, you find the master bedroom suite with a designer walk-in wardrobe, a terrace, and another two spacious suites. The basement provides options for adding a gym, spa, extra bedrooms, or a studio. A great location with a practical design, making it suitable for those looking for a modern home.

Setting
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Private Pool

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Sauna
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Domotics
- ✔ Near Mosque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Street Parking
- ✔ Multiple Parking Spaces
- ✔ Communal Parking
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Reduced
- ✔ Resale
- ✔ Contemporary