

**Sales - House - Puerto Banús**  
**3.200.000€**

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



**Ref.-ID: R4934578**

**Puerto Banús**

**House**



**4**



**4**



**597 m2**



**1487 m2**

Timeless Villa in Atalaya de Río Verde – Steps away from Puerto Banús and the beach. Discover an exceptional opportunity in the sought-after neighborhood of Atalaya de Río Verde, where elegance meets convenience. Just a short walk from the vibrant heart of Puerto Banús, this traditional villa is set in a peaceful area, offering both privacy and proximity to Marbella's finest lifestyle. Surrounded by lush greenery, this home exudes charm and potential. The villa features four generously sized bedrooms, each with its own en-suite bathroom, ensuring comfort for family and guests alike. Outside, the expansive private garden and inviting pool create a serene haven for relaxation or entertaining, while the spacious garage accommodates multiple vehicles with ease (300m<sup>2</sup>). This property is perfectly livable as is, yet offers endless possibilities for the new owner to reimagine and craft it into their ideal retreat. This is your chance to own a timeless home in one of Marbella's most desirable areas.

- Setting**
  - ✔ Suburban
  - ✔ Beachside
  - ✔ Close To Port
  - ✔ Close To Shops
  - ✔ Close To Sea
  - ✔ Close To Town
  - ✔ Close To Schools
  - ✔ Close To Marina
  - ✔ Urbanisation
- Features**
  - ✔ Covered Terrace
  - ✔ Fitted Wardrobes
  - ✔ Near Transport
  - ✔ Private Terrace
  - ✔ Ensuite Bathroom
  - ✔ Basement
- Utilities**
  - ✔ Photovoltaic solar panels

- Orientation**
  - ✔ East
  - ✔ South East
  - ✔ South
  - ✔ South West
  - ✔ West
  - ✔ North West
- Furniture**
  - ✔ Not Furnished
- Category**
  - ✔ Bargain
  - ✔ Golf
  - ✔ Holiday Homes
  - ✔ Investment
  - ✔ Luxury

- Condition**
  - ✔ Good
  - ✔ Fair
  - ✔ Renovation Required
  - ✔ Restoration Required
  - ✔ New Construction
- Kitchen**
  - ✔ Fully Fitted

- Pool**
  - ✔ Private
- Garden**
  - ✔ Private

- Climate Control**
  - ✔ Air Conditioning
  - ✔ Fireplace
- Security**
  - ✔ Gated Complex

- Views**
  - ✔ Mountain
  - ✔ Garden
  - ✔ Pool
- Parking**
  - ✔ Underground
  - ✔ Garage
  - ✔ More Than One
  - ✔ Private