EK
ARBAT ESTATES

Sales - House - Puerto Banús

2.675.000€

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Ref.-ID: R5226208 **Puerto Banús** **House**

Community: 2,220 EUR / year **IBI: 2,831 EUR / year** **Rubbish: 186 EUR / year** **5** **3.5** **297 m2** **297 m2**

Welcome to this stylish five-bedroom semi-detached villa set within a secure gated community, just minutes from Puerto Banús. Designed with a contemporary aesthetic and finished to a high standard, the property combines spacious interiors, private outdoor areas and modern comforts, creating an ideal setting for both relaxed living and entertaining. The main living area offers a bright and inviting open-plan layout, seamlessly connecting the living and dining spaces with the terrace and private swimming pool. Large openings bring in plenty of natural light while creating an effortless connection between the indoor and outdoor areas. The fully equipped open-plan kitchen complements the living space with a practical and modern design. The property features five well-appointed bedrooms, providing generous accommodation for family and guests. A separate lower-level TV lounge offers a more intimate space for relaxing, watching films or spending time together away from the main living area. One of the property's standout features is the private rooftop solarium. Complete with a jacuzzi and additional outdoor living space, it provides an ideal setting for sunbathing, entertaining or simply enjoying the warm Marbella climate. The combination of the rooftop area, terrace and private pool offers several distinct spaces for enjoying outdoor living throughout the day. Located within a gated and secure residential community, the villa is conveniently positioned within walking distance of the beach, shops and restaurants. Its proximity to Puerto Banús also provides easy access to the area's renowned dining, leisure and lifestyle attractions. With its contemporary interiors, private pool and garden, rooftop solarium with jacuzzi, spacious accommodation and convenient coastal setting, this property offers a versatile home in one of Marbella's most desirable areas, whether used as a permanent residence, holiday home or investment.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

Features
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Jacuzzi
- ✔ Basement

Furniture
- ✔ Fully Furnished
- ✔ Part Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury