



Sales - House - Puerto Banús
2.200.000€

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



Ref.-ID: R5365042

Puerto Banús

House



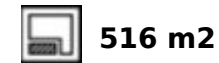
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4



360 m2



516 m2

Modern villa with private pool in Nueva Andalucía, just a few minutes from Puerto Banús An elegant villa, fully renovated in 2025, situated in one of the most sought-after areas of Nueva Andalucía, very close to Puerto Banús and all kinds of amenities. The property is spread over three levels, with a layout designed for everyday comfort. On the main floor, there is a spacious and bright living room with a fireplace, connected to a modern open-plan kitchen fully equipped with Siemens appliances and a dining area. This level also features 2 bedrooms and 1 bathroom. The upper floor houses the master suite, with an en-suite bathroom and direct access to a private terrace. The lower floor comprises two additional bedrooms, two bathrooms, a multi-purpose room ideal as a cinema or leisure area, as well as a space fitted out for a sauna. Outside, the property offers a pleasant private garden with a swimming pool and several relaxation areas, perfect for enjoying the Costa del Sol climate all year round. Features: — 5 bedrooms — 4 bathrooms — 360 m² of floor space — 516 m² plot — south/south-east facing — underfloor heating — air conditioning — home automation system — private parking Location: — a short walk from the Real Club de Pádel — a short distance from Puerto Banús — surrounded by golf courses, restaurants and shops An ideal property both as a primary residence and as an investment with high potential for returns.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Commercial Area ✓ Close To Port ✓ Close To Sea ✓ Close To Schools | <p>Orientation</p> <ul style="list-style-type: none"> ✓ East ✓ South | <p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent ✓ Recently Renovated | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning | <p>Views</p> <ul style="list-style-type: none"> ✓ Garden ✓ Pool |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Marble Flooring ✓ Double Glazing ✓ Staff Accommodation ✓ Basement ✓ Fiber Optic | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Part Furnished ✓ Optional | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Private ✓ Landscaped ✓ Easy Maintenance | <p>Security</p> <ul style="list-style-type: none"> ✓ Electric Blinds ✓ Alarm System ✓ Safe | <p>Category</p> <ul style="list-style-type: none"> ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ Contemporary |