EK
ARBAT ESTATES

Sales - House - Puerto Banús

2.980.000€

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Ref.-ID: R5506486

Puerto Banús

House

IBI: 2,929 EUR / year

Rubbish: 185 EUR / year

5 **4** **372 m2** **387 m2**

Newly Built Beachside Villa in One of Marbellas Most Sought-After Locations. Exceptional newly built beachside villa set in a peaceful and sunny location, just moments from the promenade between San Pedro and Puerto Banús. This stylish and easy-to-maintain home offers everything needed to embrace the Mediterranean lifestyle at its finest. Filled with natural light and surrounded by greenery, the villa has been thoughtfully designed to create a seamless connection between the elegant interiors and the generous outdoor living spaces. With a highly desirable south-west facing orientation, the outdoor areas are perfect for enjoying long sunny days, afternoons and evenings by the pool. The property features a big rectangular swimming pool, a modern outdoor kitchen and generous spaces for al fresco dining, relaxing and entertaining family and friends. As evening falls, the beautifully illuminated pool creates a particularly inviting atmosphere. The popular seafront promenade and beach are just a couple of minutes' walk away. The villa, measuring a total of 372 m², offers a well-designed layout together with modern technical solutions that make everyday living both comfortable and energy efficient. Underfloor water-based heating and solar panels contribute to a pleasant indoor climate and low running costs. The property features five bedrooms, including an additional bedroom on the basement level, as well as four bathrooms. The basement also includes a private home cinema, ideal for relaxed movie nights and entertaining. The open-plan kitchen flows naturally into the spacious living and dining areas, creating a welcoming and sociable setting for both family life and guests. The low-maintenance garden has been designed for maximum enjoyment with minimal upkeep. The combination of lush greenery, pool, outdoor living areas and the sought-after south-west orientation makes the exterior one of the villa's true highlights. A stylish, low-maintenance and carefree home in an exceptional location – peaceful and private, yet with the beach and promenade virtually on your doorstep. Within walking distance of both Puerto Banús and San Pedro, this is a rare opportunity to acquire a modern beachside villa combining contemporary comfort, effortless Mediterranean living and one of the most desirable locations on the coast.

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool