



Продажа - Дом - Puerto Banús

2.395.000€

www.arbatestates.com

+34 606 84 36 45

+34 602 51 80 97

info@arbatestates.com



Ref.-ID: R5334754

Puerto Banús

Дом

Коммунальные: 2,304 EUR /
год

ИБИ: 2,197 EUR / год

Мусор: 93 EUR / год



7



3



401 m2



600 m2

This stunning property on the Costa del Sol is a true testament to luxury living. Beautifully refurbished, this spacious 7-bedroom, 3.5-bathroom semi-detached villa is ideally situated just 50 meters from the beach and a short stroll from Puerto Banús, luxury boutiques, fine dining, and essential amenities. An exceptional opportunity for a holiday retreat or a high-yield investment property. Designed for seamless indoor-outdoor living, the property features a private heated swimming pool, a beautifully landscaped garden, and an outdoor gym, allowing you to stay active in the fresh sea air. A home cinema provides the perfect entertainment space, while a carport for two cars ensures secure parking. In addition to its proximity to Puerto Banús, the villa is within walking distance of the stunning San Pedro beach walk, a lively promenade lined with charming restaurants and cafés, perfect for seaside dining and sunset strolls. With a proven track record as a high-performing short-term rental, this villa generates an impressive €8,400 per week in low season and up to €10,500 per week in high season, making it an exceptional investment opportunity. Property Layout Ground floor: 1 bedroom, 1 bathroom, living room, and kitchen. First floor: Master bedroom with en-suite bathroom, plus 2 additional bedrooms sharing a large bathroom. Third floor: 1 bedroom that can also be used as an office, along with a toilet. Basement: Home cinema and 2 additional bedrooms. Don't miss your chance to own this prime beachside property in one of Marbella's most sought-after locations. Contact us today to arrange a private viewing! LET US MOVE YOU!

Расположение ✓ На побережье ✓ Рядом с портом ✓ Рядом с морем ✓ Рядом с городом ✓ Близко к школам	ОРИЕНТАЦИЯ ✓ Восток	Состояние ✓ Отличное	бассейн ✓ Приватный	Климат-контроль ✓ Кондиционер ✓ Центральное отопление ✓ Камин	ВИД ✓ Сад ✓ Бассейн
Особенности ✓ Крытая терраса ✓ Встроенные шкафы ✓ Рядом с транспортом ✓ Приватная терраса ✓ Тренажерный зал ✓ Кладовка ✓ Подсобное помещение ✓ Деревянные полы ✓ Мраморные полы ✓ Барбекю ✓ Двойные стеклопакеты ✓ Подвал	Мебель ✓ Полностью меблированный	Сад ✓ Приватный	меры безопасности ✓ Сигнализация	Парковка ✓ Приватная	