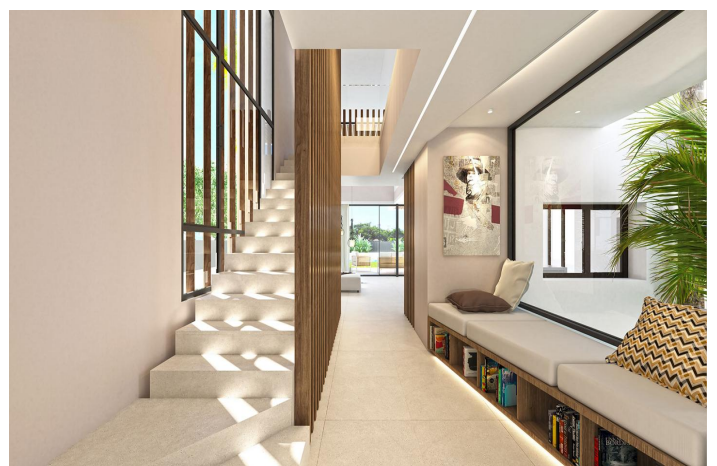




## LUXURY VILLA IN PUERTO BANUS | MARBELLA

**3,490,000 €**

Reference: 807AMA Bedrooms: 4 Bathrooms: 6 Plot Size: 510m<sup>2</sup> Build Size: 503m<sup>2</sup> Terrace: 118m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Luxury villas in Puerto Banús, Marbella This is a luxury residential project with only 5 independent villas, located in one of the most exclusive residential areas of the Costa del Sol: just 300 meters from the beach, 1.6 km from the center of Puerto Banús and 7 km from the center of Marbella. The urbanization has single-family homes with 4 bedrooms and 6 bathrooms, distributed over 3 floors, with a private pool in the garden and a Jacuzzi included in the solarium. All of them will have a garage located in the basement (with space for 3 cars) and with direct access to the house. A fantastic opportunity to live in the heart of the Costa del Sol! The promotion is already on sale! 5 south facing luxury villas on the beach of Puerto Banús, a few steps from the promenade, the port and all the facilities of San Pedro, within a quiet and exclusive gated community. With large private pools, 4 bedrooms and 5 bathrooms, a full basement with natural light and a garage for 3 cars, double-height ceilings, leading brands and qualities, home automation system, central patio, underfloor heating and aerothermal heating technology, large roof terrace with outdoor kitchen and jacuzzi, optional elevator from basement to roof top, free full interior design and customization service, flexible interior architecture and full after-sales service. The design and qualities that the villas present will make each day in your home unique: aerothermal air conditioning (Airzone type) included in the private basement; Designer kitchen with all appliances included, underfloor heating throughout the house (except in the basement), barbecue integrated into the porch or pre-installation for a lift... With the guarantee of one of the main European developers. **WORKS LICENSE GRANTED BEGINNING OF CONSTRUCTION** If you are thinking of buying your home in Puerto Banús, contact us! We find your ideal house thinking about your needs



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Double Glazing  
24 Hour Security Service  
Fitted Wardrobes  
Solarium  
Jacuzzi  
Domotics  
Basement

### Views

Garden

### Orientation

South Facing

### Climate Control

Air Conditioning  
U/F Heating

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Condition

### Pool

Private

### Furniture

### Kitchen

Furnished  
Fully Fitted

### Garden

Private

### Security

### Parking

Garage  
More Than One

### Utilities

### Category

Investment  
Luxury  
New Development

### Energy Rating

In Progress

### CO2 Emission Rating

In Progress