



### Exquisite modern luxury villa for sale, beachside Puerto Banus, Marbella

Marbella Area

🏠 House 📏 Plot 877 m<sup>2</sup> 🏠 Built 526 m<sup>2</sup> 🏠 Terrace 36 m<sup>2</sup> 🛏 5 🗺 5 # Ref. 142408

🏠 2.985.000 €

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### PROPERTY HIGHLIGHTS

- Walking distance to the beach and all amenities
- Unique and very sought after location in trendy Puerto Banus
- Fully renovated luxury villa, built with high quality materials

### THE LOCATION

**Rare to find top-location**, just 300m away from the beach, in sought after Puerto Banus. All amenities, several high-end beach clubs, the world famous marina of Puerto Banus with its fine restaurants and flashy boutiques, the Corte Ingles shopping mall **are all within walking distance**.

Just a 5-minute drive to the historic centre of Marbella via the **prestigious Golden Mile** with its exclusive 5 star resorts and associated facilities. The renowned Golf Valley, host of no less than **7 top notch golf courses**, is just 2 km away.

The villa is south-west facing and enjoys **good privacy**. It benefits from views over lush gardens and some sea views from its top floor.

**In short, this is an exceptionally unique location.**

### THE VILLA

Plot size: 877m<sup>2</sup>  
Built size: 526m<sup>2</sup>  
Terraces: 37m<sup>2</sup>  
5 bedrooms (of which 3 en-suite)  
5 bathrooms  
Pool size: 24m<sup>2</sup>  
Indoor garage for 2 cars

Stunning, fully renovated luxury villa, built with **high quality materials and special features**, distributed over 3 floors as follows:

- **Ground floor:**

Large entrance hall, stairs and guest toilet  
Very spacious living room with high ceiling, built-in shelves and open fireplace  
Open plan kitchen with island  
Integrated dining area  
2 bedrooms with fitted wardrobes and a shared bathroom  
Ample terrace spaces, pool area with bamboo decking and outdoor dining area  
Garage

- **Upper floor:**

Very spacious en-suite master bedroom  
2 en-suite bedrooms with walk-in closets and private terrace each

- **Roof terrace with solarium**

## OTHER FEATURES

- Fully fitted top-of-the-range luxury kitchen, brand Siematic, with Gaggenau and Wolf appliances
- Energy efficient Schueco windows
- Solar panels
- Domotic system
- Underfloor heating throughout
- Air conditioning for cooling and heating
- Jacuzzi in master bedroom
- Grohe and Gressi equipment in bathrooms

Update 11/2019: further reduced in price. Originally priced at €3.960.000



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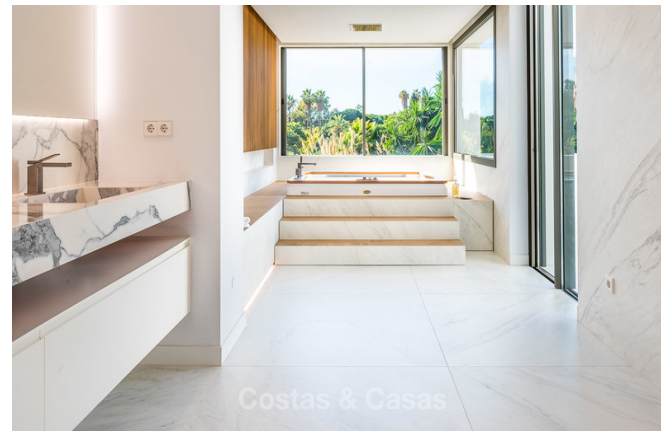
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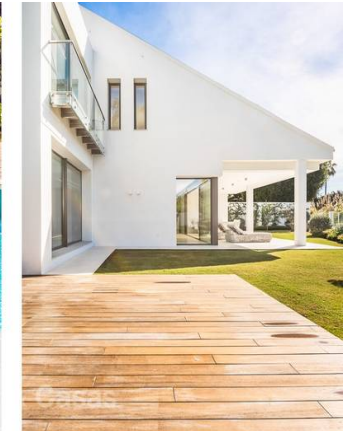
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