



**Beach property villa for sale - Puerto Banus - Marbella**

Marbella Area

🏠 House 📏 Plot 1225 m<sup>2</sup> 🏠 Built 758 m<sup>2</sup> 📏 - 🛏 5 🚿 5 # Ref. 104220

🏠 2.400.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Beach property - villa for sale near Puerto Banus in Marbella

Modern andalusian styled villa by the beach for sale in Nueva Andalucia – Puerto Banus - Marbella

Located on a urbanization of private villas, with direct access to the beach.

Only a few minutes walk to Puerto Banus and all its amenities, shops, beach bars and clubs and at a stone's throw to the pedestrian beach promenade and to the sea.

Private mature garden very well maintained and swimming-pool surrounded by grass area.

South facing to enjoy the sun all day long.

Views to the garden, the pool and partial to the sea.

Nice patio entrance leading to the main door.

Hall.

Huge open living area with fireplace and a separate dining area.

Fully fitted and equipped kitchen with Liebherr appliances and breakfast area.

Master bedroom with bath en-suite, dressing area and salon with exit to upstairs terrace.

5 bedrooms, 5 bathrooms en-suite plus 1 guest toilet.

Maids room

Laundry room

In the upper level we can find a play room with wooden floors, gym and sauna with direct exit to the garden and the pool.

Other features:

Marble flooring in the living room.

Wooden flooring in the play room.

Air conditioning hot and cold.

Electric operated blinds.

Satellite TV.

Alarm.

Garage for 3 cars.

Storage room.

**An investment opportunity being a beachside villa near Puerto Banus where the value could be much increased with cosmetic work / modernization.**

*Update: reduced from 2.950.000 €*

**SOLD**



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