



**Elegant exclusive villa for sale near Puerto Banus in Marbella**

Marbella Area

🏠 House 📏 Plot 3000 m<sup>2</sup> 🏠 Built 1180 m<sup>2</sup> 🏠 Terrace 310 m<sup>2</sup> 🛏 7 🚿 8 # Ref. 107630

🏠 3.372.700 €

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## Elegant exclusive villa for sale near Puerto Banus in Marbella

Prestigious urbanization at walking distance to Puerto Banus

Flat plot of 3.000m<sup>2</sup> with a mature landscaped illuminated garden and a large heated salt water swimming pool and own well.

The villa was recently built to extremely high specifications and quality and is in immaculate condition.

5 bedrooms en-suite plus staff apartment with 2 bedrooms and 1 bathroom

*Distribution:*

Ground floor:

Hall with Mudejar artesian wooden ceiling, guest toilet

Spacious living room with open fireplace and separate formal dining room, both with direct access to the covered terraces and garden.

Library/TV-room with fireplace

Large open office with adjacent billiard room

Large kitchen with pantry

First floor:

Hall, 5 bedrooms en-suite, wardrobes, 3 terraces

Semi-basement:

Staff apartment with living room, 2 bedrooms and 1 bathroom

Laundry room

Bodega

Gym with bathroom

Engine rooms

Water tank (own well)

Storage

Garage for 6 cars

*Other features:*

Lift to all floors

Under floor heating throughout

Air conditioning

Music system

Central vacuum system throughout

Marble floors in hall and common areas

Oak floors in other parts of the villa

Blinded double glazed windows with Iroko wood

Antique doors

Alarm system

*Update: bank repossession, was 5.300.000 €*



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