Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
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Modernized villa for sale within walking distance of amenities and Puerto Banus, Marbella

Marbella Area

House | Plot 800 m² | Built 300 m² | Terrace 100 m² | 4 | 3 | Ref. 196700

2.195.000 €

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Contemporarily renovated villa for sale near Puerto Banus in Nueva Andalucia, Marbella

HIGHLIGHTS

- Central location just a few minutes' walk from Puerto Banus.
- Open-plan layout.
- Inviting outdoor space with private pool.
- High rental yield.

THE LOCATION

Just a stone's throw from Puerto Banus and its iconic marina, luxury boutiques, restaurants and clubs, the El Corte Inglés department store, and the beach with its many trendy beach clubs.

La Sala restaurant, which offers live music daily, and the chic Breath restaurant are also a short walk away.

The villa is in a rapidly developing neighborhood.

For golf enthusiasts, there are four excellent golf courses in the immediate vicinity, with a wide selection of additional courses within a 10 km radius.

A short drive to San Pedro and Marbella center.

THE VILLA

In figures:

Plot: 800m²
Built area: 300m²
Terraces: 100m²
Bedrooms: 4
Bathrooms: 3
2 floors

General:

Flat, fully fenced plot.
Private pool surrounded by sun terraces.
A sleek, low-maintenance exterior with stylish terraces and a **barbecue area.**
The sunny terrace on the upper floor extends along the corner of the house and extends to the rear, creating a spacious feeling.

Description:

Detached villa that combines modern comfort with a Mediterranean atmosphere.
Using high-quality materials.
Open-plan layout with a bright interior.
High sliding windows flood the interior with natural light and create a connection between indoors and outdoors.
Open-plan living area with a cozy TV lounge and an integrated dining area.
Open-plan, high-quality kitchen equipped with top-of-the-line appliances and a cooking island where you can enjoy breakfast.
4 bedrooms, 3 bathrooms.
High-quality marble floors.

Other features:
Air conditioning for cooling and heating.
Double glazing.
Glass railings around the terrace.
Built-in wardrobes.
LED lighting.
Automatic awnings on the terrace.
Alarm system with CCTV cameras.

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