



Sales - House - Puerto Banús  
4.500.000€

[www.arbatstates.com](http://www.arbatstates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4452697

Puerto Banús

House

IBI: 1,800 EUR / year

Rubbish: 100 EUR / year



5



5.5



606 m2



1002 m2

Modern luxury villa located on the border between Puerto Banus and Nueva Andalucía. With a total built area of 606m<sup>2</sup> situated on a 1002m<sup>2</sup> plot, this property offers an exceptional living experience, combining elegance, comfort, and convenience. Constructed in 2020 and further enhanced with the latest updates, the villa stands as a testament to contemporary design and superior quality. The villa boasts five spacious bedrooms, each designed to provide a serene retreat. Complementing these are five luxurious bathrooms and two additional guest toilets. Spread across three floors, the property culminates in a stunning rooftop terrace that offers breathtaking views of the sea, making it an ideal spot for relaxation and entertainment. The interior is adorned with premium materials and features top-tier Miele appliances, ensuring that every corner of the home exudes sophistication and functionality. Replete with standout amenities that cater to various lifestyle needs. The wine cellar provides a perfect space for connoisseurs to store and enjoy their collection, while the cinema room offers a private escape for movie nights. Wellness enthusiasts will appreciate the sauna, steam shower, and a state-of-the-art gym, making it easy to maintain a healthy and active lifestyle without leaving the comfort of home. Additionally, the villa has been designed with sustainability in mind, with the potential to install solar panels that can cover up to 60% of its energy needs. The exterior is equally impressive. The luxurious rooftop terrace features an outdoor kitchen and a jacuzzi, creating an ideal setting for outdoor gatherings and leisure. The expansive garden is a private oasis, featuring a heated saltwater pool surrounded by lush hedges and palm trees, providing both privacy and tranquility. One of the most appealing aspects of Villa Gardenias is its prime location. Just a short stroll from the villa, residents can find a variety of restaurants, bars, shops, and the beautiful beaches of Puerto Banus. Despite its proximity to these amenities, the villa offers total privacy, making it a perfect retreat from the hustle and bustle of everyday life. For those who value security, the property is equipped with high-security measures, including surveillance cameras and an armoured door. Additionally, there is ample parking space for up to five cars. The villa comes fully furnished with a luxurious palette of soft tones, ensuring a move-in-ready experience. High-speed wifi is available throughout the property, making it easy to stay connected whether for work or leisure. For added convenience, the villa includes a utility room, a laundry room, and extensive storage space. The neighbourhood of Puerto Banus and Nueva Andalucía is highly desirable, known for its vibrant atmosphere and upscale lifestyle. The area features a mix of modern and traditional architecture, providing a diverse and appealing environment. Residents can enjoy a range of amenities, including high-end shopping at the El Corte Inglés and the Marina Banus Shopping Center. Dining options are abundant, with renowned restaurants like Los Bandidos and Pizzeria Picasso offering a variety of culinary delights. For those who enjoy outdoor activities, the nearby beaches provide opportunities for sunbathing and water sports, while the numerous golf courses in the area cater to golf enthusiasts. Families will appreciate the proximity to quality schools, ensuring that educational needs are well met. The area is well-connected, with easy access to public transportation options, making it convenient to travel to other parts of the region. The neighbourhood also offers excellent sports facilities, including tennis and paddle courts, catering to a variety of athletic interests. In summary, developed by Konrad Invest, is an exceptional property that combines luxury, design, and an unbeatable location. Whether you are looking for a permanent residence, a holiday home, or a valuable investment property, offers everything you need for a sophisticated and comfortable lifestyle.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Private
- ✓ Heated

**Climate Control**

- ✓ Fireplace
- ✓ U/F/H Bathrooms

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Parking**

- ✓ Private

**Category**

- ✓ Luxury