

**Sales - House - Puerto Banús**  
**2.599.000€**

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**Ref.-ID: R4882888**

**Puerto Banús**

**House**



**6**



**5**



**402 m2**



**614 m2**

Nestled within a prestigious gated urbanization walking distance to Puerto Banús, this exquisite semi-detached luxury villa embodies the perfect blend of contemporary sophistication and timeless elegance. This is one of Marbella's most coveted residential communities, celebrated for its exceptional location just moments from the vibrant Puerto Banús, sandy beaches, upscale boutiques, and gourmet dining options. Refurbished in 2022 to impeccable standards, this villa offers a seamless fusion of modern amenities with refined, classic design elements. Every detail has been carefully crafted to cater to the discerning homeowner who values both luxury and comfort.

**Key Features of the Villa Plot and Outdoor Space** Set on a generous 614 m<sup>2</sup> plot, the villa offers expansive outdoor living spaces ideal for entertaining or relaxing in total privacy. The property boasts a meticulously manicured garden featuring lush landscaping and a spacious terrace with a stylish porch, providing ample room for outdoor dining and lounging. The private swimming pool adds an exclusive touch, surrounded by a serene ambiance that enhances the villa's tranquil setting.

**Ground Floor - Living and Entertaining Areas** Upon entering, you are welcomed by an elegant, open-plan lounge and dining area that exudes sophistication and comfort. The living space flows effortlessly, accentuated by high-quality porcelain floors that lend a sense of continuity and grandeur. Large glass doors open to the terrace, seamlessly connecting the indoor and outdoor spaces, creating a harmonious blend of light and air. The kitchen, fitted with premium Santos cabinetry and state-of-the-art Miele appliances, is both functional and visually striking. It is enclosed with sleek glass sliding doors, offering the option for a more private culinary space when desired. Additionally, a designer guest toilet, meticulously crafted with luxurious fittings, adds to the elegance of the ground floor.

**First Floor - Bedroom Suites** Ascending to the first floor, you'll find four spacious, double en-suite bedrooms, each designed to provide a restful retreat. Two of these bathrooms have been tastefully refurbished, incorporating modern aesthetics, while the other two retain their classic marble design, showcasing timeless elegance. The master suite has been thoughtfully extended to create an even more generous space, complemented by a panoramic view of the garden and pool. This suite epitomizes relaxation, with ample room for a private lounge area and direct access to the garden views.

**Basement - Multi-Functional Spaces** The villa's basement level is a versatile space designed to cater to various lifestyle needs. It includes two additional bedrooms and a bathroom, ideal for guests or as a private space for family members. This floor also boasts substantial built-in storage, ensuring a clutter-free living environment. The highlight of the basement is a large, adaptable room that can easily be transformed into a cinema room, playroom, or even a home gym, offering endless possibilities for leisure and entertainment.

**Garage and Storage** The property includes a spacious garage with room for two cars, providing secure and convenient parking. Additional storage areas are available, ensuring that the villa remains well-organized and functional.

**The Urbanization** This well-known urbanisation is one of Marbella's most desirable gated communities, offering a unique lifestyle with the utmost convenience and security. Known for its 24-hour gated security, manicured landscapes, and exclusivity, it is sought-after by those seeking an exceptional standard of living. Its proximity to El Corte Inglés, the designer shops of Puerto Banús, renowned restaurants, cafés, and international schools make it an ideal choice for both families and individuals who value accessibility to the finest amenities. The community's short distance from the beach means residents enjoy easy access to Marbella's beautiful coastline and the vibrant energy of the Puerto Banús marina. This villa represents a rare opportunity to acquire a prestigious home in a location that offers both privacy and the convenience of a prime Marbella address. It is a residence where every detail has been carefully considered, offering an unmatched lifestyle of elegance and luxury in one of Marbella's most cherished neighbourhoods.

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ North West</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Refurbished</li> </ul>	<b>Pool</b> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul>
<b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> <li>✓ Staff Accommodation</li> <li>✓ Near Church</li> <li>✓ Basement</li> </ul>	<b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<b>Garden</b> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul>
<b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Gas</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✓ Luxury</li> </ul>				