

**Sales - House - Puerto Banús**  
**2.200.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4889311**

**Puerto Banús**

**House**

**Community: 1,956 EUR / year IBI: 2,006 EUR / year**

**Rubbish: 186 EUR / year**



**5**



**4**



**396 m2**



**402 m2**

New to market - Puerto Banus Villa - 5 bedroom/ 4 bathroom with fantastic rental history + Beachfront community of Lorea Playa + 30 meters to sea + Heated pool + South facing Luxury villa in prestigious area on the beach with heated private pool. Only 30 steps to the beach. Excellent quiet location. This luxurious 5 bedroom/ 4 bathroom semi-detached villa is situated in the frontline beach community of Lorea Playa, a short walk west of Puerto Banus. Sea views from two of the three terraces. The villa has a tropical garden and a private heated swimming pool. Excellent Air BnB rental record, with a Super Host 4.91/5.00 rating. Expected 2024 rental income of €160,000 plus. (Historical income details available. Book ahead as viewings are between rentals) 5 bedrooms in total. All with king size beds. The villa comfortably sleeps 10 people. Master bedroom with en-suite and private terrace. Top floor bedroom is Loft style with en-suite. Two more bedrooms that share an en-suite, one "Jack & Jill" style. Fifth bedroom and shower room. New zoned air conditioning system recently installed, new gas boiler recently installed, Smart TV and high speed internet. A large fully fitted out semi-basement is a blank canvas where additional bedrooms, bathrooms, lounging areas, games room and storage are all possible. Chill out extended south facing terrace with sea view. South west facing entrance terrace, master bedroom terrace, all ideal to enjoy the sun all through the day. All outside furniture in Kettal brand. 15 minute walk to Puerto Banús along the beach promenade. Surrounded by hotels, restaurants, chiringuitos, bars, and beach clubs. There is no need for a car. There is private covered parking with two off street. Fully equipped kitchen, will all modern appliances and laundry room. Zoned air conditioning (cold/ hot), marble floors, wooden floors and high speed internet throughout the villa. This fantastic Marbella villa property is ideal for own use and investment income, in a quiet location on the beach next to all amenities.

- Setting**
  - ✓ Beachfront
  - ✓ Suburban
  - ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Marina
  - ✓ Urbanisation
  - ✓ Front Line Beach Complex
- Orientation**
  - ✓ South
- Condition**
  - ✓ Excellent
- Pool**
  - ✓ Private
  - ✓ Heated
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C
  - ✓ Central Heating
  - ✓ Fireplace
- Views**
  - ✓ Sea
  - ✓ Mountain
  - ✓ Beach
  - ✓ Garden
  - ✓ Pool
- Features**
  - ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Wood Flooring
  - ✓ Marble Flooring
  - ✓ Jacuzzi
  - ✓ Double Glazing
  - ✓ Near Mosque
  - ✓ Near Church
  - ✓ Basement
  - ✓ Fiber Optic
- Furniture**
  - ✓ Optional
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Private
  - ✓ Landscaped
  - ✓ Easy Maintenance
- Security**
  - ✓ Electric Blinds
  - ✓ Entry Phone
  - ✓ Safe
- Parking**
  - ✓ Covered
  - ✓ More Than One
  - ✓ Private
- Utilities**
  - ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone
  - ✓ Gas
- Category**
  - ✓ Beachfront
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale