



## Semi-Detached House for sale in Puerto Banús, Marbella

2,585,000 €

Reference: R5350705 Bedrooms: 5 Bathrooms: 4 Plot Size: 72m<sup>2</sup> Build Size: 297m<sup>2</sup> Terrace: 135m<sup>2</sup>





## Costa del Sol, Puerto Banús

This stylish semi-detached villa is located in an exclusive gated community just a short walk from the beach and only minutes away from Puerto Banús.

Set in a beautifully maintained residential area, the property is approximately 300 meters from the sea and surrounded by landscaped gardens, offering both privacy and convenience.

The villa features 5 spacious bedrooms and 4 bathrooms, with a bright and modern open-plan layout. The main living area seamlessly combines the lounge, dining space, and a fully fitted kitchen, creating an inviting environment perfect for both everyday living and entertaining.

Outdoor areas include a private terrace, a compact swimming pool, and an easy-care garden. The lower level offers an additional lounge area ideal for relaxation, while the rooftop solarium with a jacuzzi provides a perfect space to enjoy the Mediterranean climate all year round.

The home is equipped with a private lift connecting all floors, underfloor heating, air conditioning, and a garage with space for two cars.

All amenities such as restaurants, beach clubs, and shops are within walking distance, and the nearby AP-7 motorway ensures excellent connectivity.

With an existing tourist license and strong rental demand, this property represents an excellent opportunity for both personal use and investment.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Fiber Optic  
Jacuzzi  
Solarium

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Pool

Private

### Garden

Private

### Utilities

Electricity

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina  
Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Resale