



R5365042

📍 Puerto Banús

REF# R5365042 2.200.000 €

BEDS

5

BATHS

4

BUILT

360 m<sup>2</sup>

PLOT

516 m<sup>2</sup>

TERRACE

100 m<sup>2</sup>

Modern villa with private pool in Nueva Andalucía, just a few minutes from Puerto Banús

An elegant villa, fully renovated in 2025, situated in one of the most sought-after areas of Nueva Andalucía, very close to Puerto Banús and all kinds of amenities.

The property is spread over three levels, with a layout designed for everyday comfort.

On the main floor, there is a spacious and bright living room with a fireplace, connected to a modern open-plan kitchen fully equipped with Siemens appliances and a dining area. This level also features 2 bedrooms and 1 bathroom.

The upper floor houses the master suite, with an en-suite bathroom and direct access to a private terrace. The lower floor comprises two additional bedrooms, two bathrooms, a multi-purpose room ideal as a cinema or leisure area, as well as a space fitted out for a sauna.

Outside, the property offers a pleasant private garden with a swimming pool and several relaxation areas, perfect for enjoying the Costa del Sol climate all year round.

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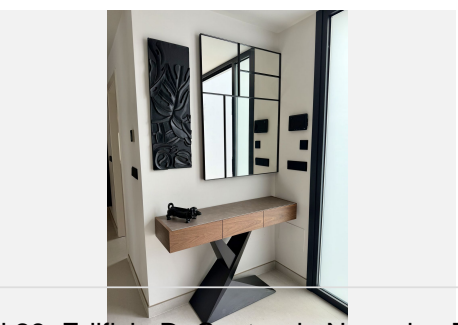
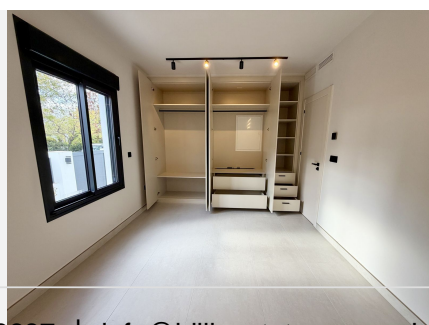
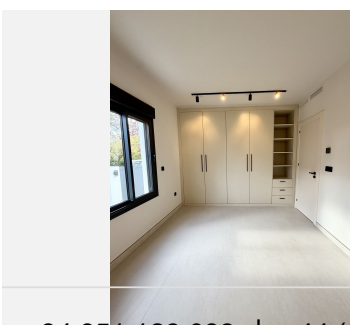
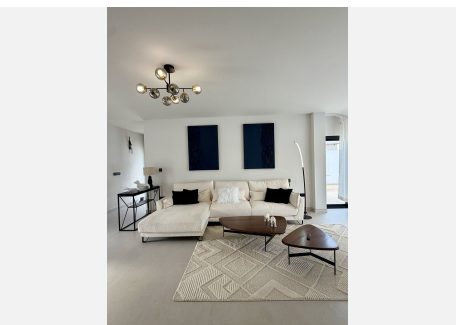
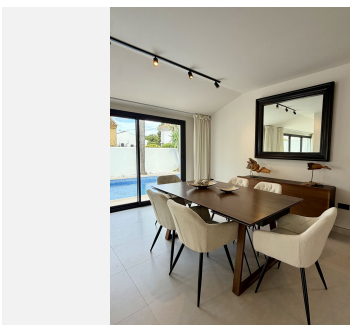
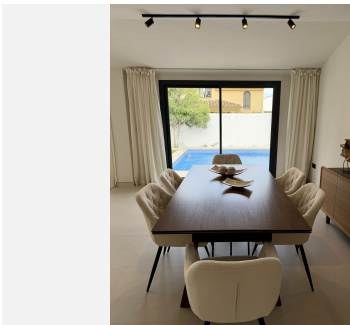
## Features:

- 5 bedrooms
- 4 bathrooms
- 360 m<sup>2</sup> of floor space
- 516 m<sup>2</sup> plot
- south/south-east facing
- underfloor heating
- air conditioning
- home automation system
- private parking

## Location:

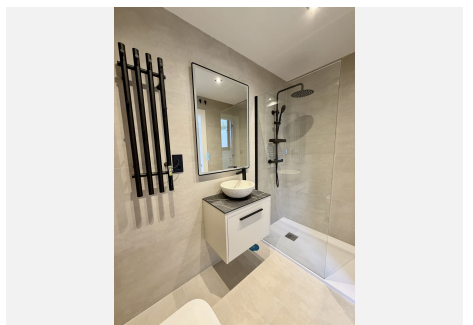
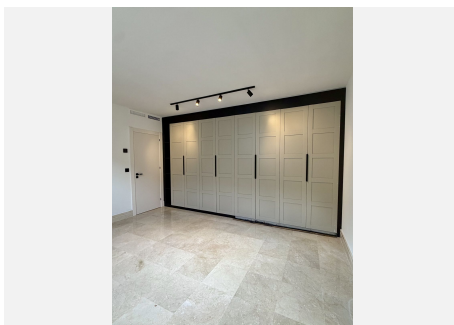
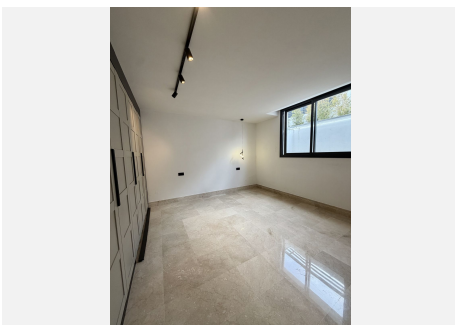
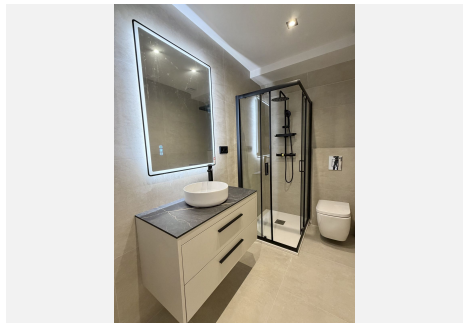
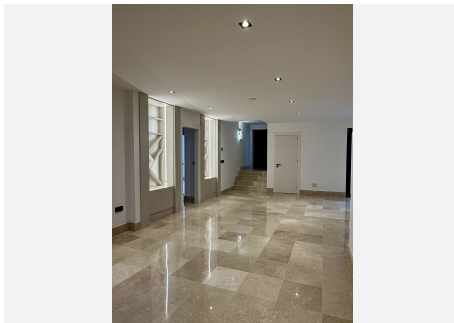
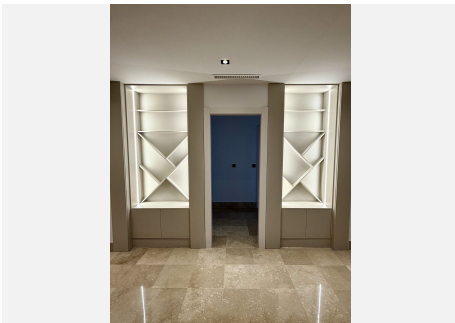
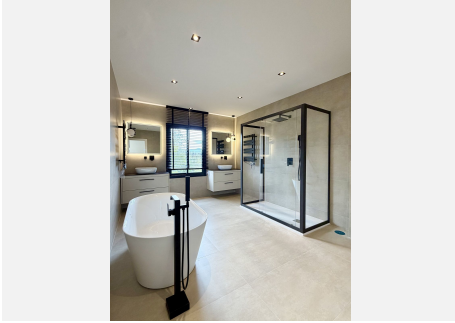
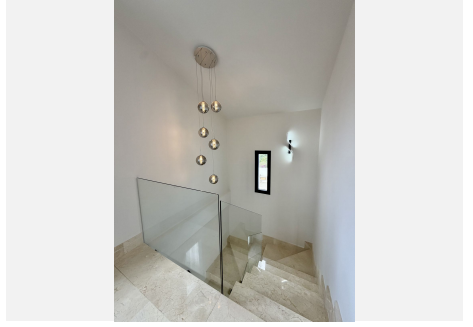
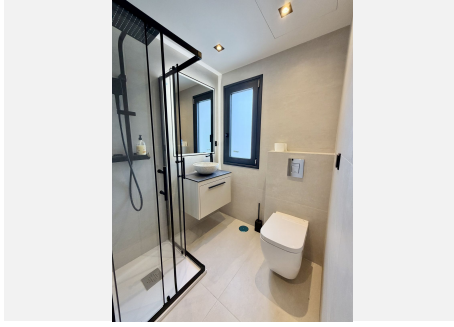
- a short walk from the Real Club de Pádel
- a short distance from Puerto Banús
- surrounded by golf courses, restaurants and shops

An ideal property both as a primary residence and as an investment with high potential for returns.



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