

# Sales - House - Puerto Banús

## 4.500.000€

**Puerto Banús**

**House**

**IBI: 1,800 EUR / year**

**Rubbish: 100 EUR / year**



Nestled on the cusp of Puerto Banus and Nueva Andalucía, this villa epitomizes luxury living in a peerless location. This contemporary marvel, spanning 606m2 on a generous 1002m2 plot, was meticulously crafted in 2020 and has undergone recent enhancements, elevating its allure even further. Step inside this exquisite abode to discover 5 expansive bedrooms, 5 bathrooms, and 2 guest toilets spread across three impeccably designed floors. The pinnacle awaits atop a mesmerizing rooftop terrace, offering sweeping vistas of the azure sea. Immerse yourself in opulence within the property, where premium materials harmonize with top-of-the-line Miele appliances. Indulge in the finer things with amenities such as a wine cellar, cinema room, sauna, steam shower, and a cutting-edge gymnasium. For those inclined towards sustainability, the villa presents an opportunity to embrace eco-friendly practices, with the potential to install solar panels covering up to 60% of its energy needs. Externally, this villa exudes elegance and sophistication. Immaculately landscaped gardens provide a serene backdrop for relaxation and entertainment, while the inviting outdoor spaces beckon you to bask in the Mediterranean sunshine. In summary, this villa offers not just a home, but an unparalleled lifestyle. Experience the epitome of luxury living amidst the vibrant energy of Puerto Banus and Nueva Andalucía, where every detail has been meticulously curated to exceed expectations.

### Setting

- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ South West

### Views

- ✓ Country
- ✓ Pool

### Garden

- ✓ Private

### Condition

- ✓ Excellent

### Features

- ✓ Near Transport
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom

### Parking

- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Fully Furnished

### Category

- ✓ Luxury

































































