



**Продажа - Дом - Puerto Banús  
2.850.000€**

**[www.mibgroup.es](http://www.mibgroup.es)  
+34 661 89 71 88  
[info@mibgroup.es](mailto:info@mibgroup.es)**



6



5



555 m2



1100 m2

Located in the esteemed private community of Atalaya de Rio Verde, just moments from the onset of the Golden Mile and the affluent area of Puerto Banus, this remarkable contemporary villa offers a unique blend of serenity in a prime location and the ease of access to Marbella's lively atmosphere. A short 15-minute walk leads to the sandy beaches of The Golden Mile, while renowned golf courses are also conveniently nearby. Additionally, the villa is only a 5-minute drive from the town centres of Marbella and San Pedro, with Malaga Airport situated 35 minutes away. The villa's architecture showcases a seamless integration of modern interior design with a classic exterior aesthetic, resulting in an inviting and elegant ambiance. The main floor features a spacious open-plan living area that flows into a tranquil lounge and the lush tropical gardens, which include a south-facing private pool. This level is also home to a large living room, a cutting-edge kitchen outfitted with high-end appliances, a guest restroom, and a flexible second living area that can serve as an additional bedroom if needed. On the upper floor, residents will find three generously proportioned bedrooms, each equipped with an en-suite bathroom and access to a terrace that provides breathtaking views of La Concha Mountain and the sea. The garden level includes two additional bedrooms with en-suite bathrooms, as well as a sizable multipurpose room ideal for a home cinema or gym, which opens up to the beautifully lit garden and pool area. The property also features a laundry room and a garage, with the potential to expand to accommodate up to five vehicles. This villa serves as a tranquil sanctuary within a highly secure community, situated on a peaceful street surrounded by distinguished neighbours, further enhancing its exclusivity. Despite being listed at a price below market value for a quick sale, the villa's quality and location are comparable to neighbouring properties valued at over 6 million euros, presenting an extraordinary opportunity that should not be missed.

**Расположение**

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Камин

**Кухня**

- ✓ Полностью оборудованная

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Размещение персонала
- ✓ Подвал
- ✓ Оптическое волокно

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Более чем один

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Выгодное предложение
- ✓ Элитная
- ✓ Перепродажа































































































