

## 4 chambre Villa à vendre dans Puerto Banus, Málaga

3.490.000€



Now under construction with expected delivery October 2024.

Puerto Banús Beach - 5 new luxury villas to be built within a short walk of the beach, the boardwalk, Puerto Banus Marina, including all services and facilities in San Pedro de Alcantara.

LAST 2 units both priced at €3,490,000.

These villas will form part of a fully gated community, where every villa has its own large pool.

The villas comprise 4 bedrooms en-suite + 1 additional bathroom + 1 cloakroom for guests, full double height ceilings on ground level, fully fitted kitchen with central island and appliances from top brands

Also, there is a full basement with natural light and garage for 3 cars

SPECS include aero-thermal system for air-conditioning hot & cold (Airzone, i.e. Individually controlled in each room), under floor heating throughout (entry level + first floor), large format porcelain stoneware tiling by Porcelanosa brand, built-in wardrobes in bedrooms, home automation system, extensive rooftop with outdoor kitchen and Jacuzzi, sound proofing insulation, etc. There is full cost-free interior customisation & interior design service with various, flexible interior solutions.

EXTRA is the installation of an elevator from basement to rooftop

Payment terms: Deposit €100,000. Private purchase contract with payment of 40% + VAT for buyers from within the EU / 50% + VAT for non-EU member states buyers. Remaining 60% (or 50%) + VAT upon completion at the public notary.

Floor plans & brochures upon request.

 4 chambres

 494m<sup>2</sup> Taille de la parcelle

 5 salles de bains

 Piscine

 752m<sup>2</sup> Taille de construction