





2 slaapkamer | Lijw gl æthe id t al LCh nvdas, Má03v  
 9.250.000€



PUERTO BANUS only a few minutes away, NEW beach side villas (300 metres from the beach) ready at the end of 2024. FREE Notary fees exclusively when you purchase a new property with MarBanus Estates  
 This brand new modern villa is located in one of the most exclusive places in Marbella; Puerto Banús, Quality leisure and a large number of services at your fingertips, one of the most exclusive and well-known ports in Europe, as well as a wide variety of beaches, including Mistral beach, located just a few metres from the residential complex, which you can reach by taking a pleasant stroll. A project of just 5 unique detached villas that represent the definitive step forward in our commitment to design and attention to detail in the construction of homes. A project designed to be lived in 365 days of the year, where the landscaping of the outdoor area stands out, designed to be in harmony with the surrounding vegetation.

Spacious homes with 4 bedrooms and 5 bathrooms, including solarium and customisable basement (with optional lift), from which you can access the private garage, with space for 3 cars. All homes are south facing, which allows you to enjoy the maximum hours of sunlight all year round. Homes designed to be lived in: From the outside on their terraces, the solarium with jacuzzi or the porch with barbecue, which gives continuity to the living room and is the beginning of the garden, designed through a landscaping project and the private swimming pool. From the inside, enjoying the warmth of the underfloor heating in all the rooms and the fireplace in the living room, as well as its premium qualities, including home automation systems to control the air conditioning and lighting, and security, with video surveillance cameras and alarm.

Enjoy the calm and relaxation that each villa transmits in the most exclusive area of Costa del Sol. Live in complete comfort with open spaces in every room, direct access from the living room to the large garden and solarium to enjoy the

- |   |   |   |
|---|---|---|
|  4 slaapkamers                    |  5 badkamers |  491m <sup>2</sup> Bouwgrootte |
|  495m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Beachside   | <input checked="" type="checkbox"/> Close To Port   |
| <input checked="" type="checkbox"/> Close To Shops  | <input checked="" type="checkbox"/> Close To Sea  | <input checked="" type="checkbox"/> Close To Town   |
| <input checked="" type="checkbox"/> Close To Schools  | <input checked="" type="checkbox"/> South   | <input checked="" type="checkbox"/> Excellent   |
| <input checked="" type="checkbox"/> Private Pool  | <input checked="" type="checkbox"/> Air Conditioning  | <input checked="" type="checkbox"/> Hot A/C   |
| <input checked="" type="checkbox"/> Cold A/C  | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Pool  |
| <input checked="" type="checkbox"/> Covered Terrace   | <input checked="" type="checkbox"/> Near Transport  | <input checked="" type="checkbox"/> Lift  |
| <input checked="" type="checkbox"/> Storage Room  | <input checked="" type="checkbox"/> Ensuite Bathroom  | <input checked="" type="checkbox"/> Private Terrace   |

