



## VILLA MIT 5 SCHLAFZIMMER

📍 Puerto Banús

**REF# R4790380 – 4.500.000€**

IBI

1800 €/JAHR

Müll

100 €/JAHR



5

Schlafzimmer



5.5

Bäder



606 m<sup>2</sup>

Built



1002 m<sup>2</sup>

Bauland



200 m<sup>2</sup>

Terrace

Nestled on the cusp of Puerto Banus and Nueva Andalucía, this villa epitomizes luxury living in a peerless location. This contemporary marvel, spanning 606m<sup>2</sup> on a generous 1002m<sup>2</sup> 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.







