



## DOPPELHAUS MIT 5 SCHLAFZIMMER

📍 Puerto Banús

**REF# R4889311 – 2.200.000€**

IBI

2006 €/JAHR

Müll

186 €/JAHR

Wohngeld

1956 €/JAHR



5

Schlafzimmer



4

Bäder



396 m<sup>2</sup>

Built



402 m<sup>2</sup>

Bauland



100 m<sup>2</sup>

Terrace

New to market - Puerto Banus Villa - 5 bedroom/ 4 bathroom with fantastic rental history + Beachfront community of Lorea Playa + 30 meters to sea + Heated pool + South facing

Luxury villa in prestigious area on the beach with heated private pool. Only 30 steps to the beach. Excellent

quiet location.

This luxurious 5 bedroom/ 4 bathroom semi-detached villa is situated in the frontline beach community of Lorea Playa, a short walk west of Puerto Banus. Sea views from two of the three terraces. The villa has a tropical garden and a private heated swimming pool.

Excellent Air BnB rental record, with a Super Host 4.91/5.00 rating. Expected 2024 rental income of €160,000 plus. (Historical income details available. Book ahead as viewings are between rentals)

5 bedrooms in total. All with king size beds. The villa comfortably sleeps 10 people. Master bedroom with en-suite and private terrace. Top floor bedroom is Loft style with en-suite. Two more bedrooms that share an en-suite, one "Jack & Jill" style. Fifth bedroom and shower room. New zoned air conditioning system recently installed, new gas boiler recently installed, Smart TV and high speed internet.

A large fully fitted out semi-basement is a blank canvas where additional bedrooms, bathrooms, lounging areas, games room and storage are all possible.

Chill out extended south facing terrace with sea view. South west facing entrance terrace, master bedroom terrace, all ideal to enjoy the sun all through the day. All outside furniture in Kettal brand.

15 minute walk to Puerto Banús along the beach promenade.

Surrounded by hotels, restaurants, chiringuitos, bars, and beach clubs. There is no need for a car. There is private covered parking with two off street.

Fully equipped kitchen, will all modern appliances and laundry room.

Zoned air conditioning (cold/ hot), marble floors, wooden floors and high speed internet throughout the villa.

This fantastic Marbella villa property is ideal for own use and investment income, in a quiet location on the beach next to all amenities.







