

Villa in Puerto Banús

Reference: R3499957



Bedrooms: 3

Bathrooms: 3

M<sup>2</sup>: 210

Price: 895,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 9th September  
2025





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**Overview:** The villa is located close to the bullring in a quiet cul de sac in Nueva Andalucia within walking distance to Puerto Banus and all amenities. The plot is 525 m<sup>2</sup> and the enclosed area is 210m<sup>2</sup>. The ground floor consists of a spacious living room with access to a large landscaped terrace with fountain. There are two bedrooms and two bathrooms on the ground floor, A fully fitted kitchen with separate laundry room, and a small library/sun room. The entire first floor is dedicated to the master suite. The large bedroom has a cathedral ceiling with access onto a landscaped private terrace. It has a bright spacious bathroom with twin basins, large bath and separate shower, and a dressing room. It has gas fired under floor heating and hot water system, double glazed and laminated windows, fireplace, bar, alarm system, satellite tv and much more. The garden is a beautiful sub tropical garden with a pond and 3 fountains, feature lighting and irrigation system. There is a large terrace with seating and dining areas and electric awnings. In the garden there is a separate artist's studio with a teak deck.

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#### Features:

Air conditioning, Heating, Private garden, Parking, Investment