

## Haus zum Verkauf in Puerto Banús, Costa del Sol

5 Schlafzimmer | 4 Badezimmer | 297 m<sup>2</sup> Wohnfläche | 135 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 2,831 IBI | € 186 Rubish tax | € 2,220 Community fees



### Beschreibung der Immobilie

Welcome to Banus Bay, a contemporary semi-detached villa located beachside within an exclusive gated community, just minutes from Puerto Banús. Set amid lush green areas and only steps from a beautiful sandy beach, this elegant five-bedroom home offers the ideal balance of luxury, comfort, and coastal living.

The property features bright open-plan interiors with a spacious living and dining area that opens directly onto the terrace, private swimming pool, and easy-maintenance garden. A fully equipped open-plan kitchen complements the living space, while the lower level includes a cozy TV lounge perfect for relaxation. The rooftop solarium with jacuzzi provides an exceptional outdoor setting for entertaining or enjoying Marbella's year-round climate.

Designed for all-season comfort, the villa benefits from underfloor heating throughout all rooms and

living areas, as well as a large private garage with space for two cars. Restaurants, beach clubs, shops, and amenities are all wit