



## Detached Villa for sale in Puerto Banús, Marbella

3,200,000 €

Reference: R5073235 Bedrooms: 4 Bathrooms: 4 Plot Size: 387m<sup>2</sup> Build Size: 372m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Villa Valois: Contemporary Elegance in the Heart of Puerto Banus Exclusive. Wonderful villa in the heart of Puerto Banus, a few steps from the beach, the promenade and the Golden Mile. This beautiful property with contemporary design has a privileged location. Situated in a quiet and secure area, surrounded by urbanisations, luxury villas and at the same time very close to the vibrant life of Marbella, Puerto Banús, San Pedro Playa, as well as the great offer of leisure, tourism and restaurants that the fabulous Costa del Sol has to offer. Villa Valois is one of the three properties that make up this private complex. This light-flooded property, surrounded by trees and shrubs, consists of three levels, with excellent qualities, finishes and details: - The main floor is made up of the entrance hall area, connected to the modern kitchen, fully equipped with top of the range appliances and a practical breakfast bar that opens up to the lounge dining area with large windows, a magnificent fireplace, views to the garden and the private swimming pool. There is also a bedroom and a separate bathroom on this floor. - The upper floor consists of three double bedrooms, two of which share a large bathroom. The master bedroom has an en-suite bathroom as well as a walk-in wardrobe and dressing area. In addition, this room has its own fireplace and two terraces, also overlooking the garden and pool. - The basement houses a large storage room, a fully equipped laundry room, a garage for two vehicles, a bathroom with shower and a comfortable mini-cinema room. - Furniture negotiable. This property represents a unique opportunity for those looking for a luxury villa in a privileged location, either as a permanent residence or as an investment with high holiday rental potential. The combination of modern design, quality construction and strategic location makes it an unbeatable option in the Costa del Sol property market. Call now for more information or to make an appointment. Video and virtual tour available.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Games Room  
Utility Room  
Barbeque  
Domotics  
Courtesy Bus  
Basement  
Access for people with reduced mobility

### Views

Garden  
Pool  
Urban  
Street

### Pool

Private Pool

### Garden

Private Garden  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels

### CO2 Emission Rating

A

### Orientation

West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
Electric Blinds

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private

### Energy Rating

B