



## 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>





## 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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	West	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Storage Room		Fireplace
Ensuite Bathroom		U/F Heating
Double Glazing		
Fitted Wardrobes		
WiFi		
Games Room		
Utility Room		
Barbeque		
Domotics		
Courtesy Bus		
Basement		
Access for people with reduced mobility		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Excellent
Pool	Beachside	
Urban	Close To Port	
Street	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private Pool	Not Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private Garden	Gated Complex	Garage
Easy Maintenance	Electric Blinds	Private
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Holiday Homes	B
Drinkable Water	Investment	
Telephone	Luxury	
Photovoltaic solar panels	Resale	
	Contemporary	
<b>CO2 Emission Rating</b>		
A		