

## Dobbeltvilla til salg i Puerto Banús, Marbella West

2.200.000 €

Reference: R4889311 Soveværelser: 5 Badeværelser: 4 Plot Size: 402m<sup>2</sup> Byg Størrelse: 396m<sup>2</sup> Terrasse: 100m<sup>2</sup>



## Costa del Sol, Puerto Banús

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 &quot;Jack & Jill&quot; 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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Wifi  
Værktøjsrum  
Trægulv  
Jacuzzi  
I nærheden af moskeen  
I nærheden af kirken  
Kælder  
Fiberoptik

### Synspunkter

Hav  
Bjerg  
Have  
Pool  
Strand

### Pool

Opvarmet  
Privat

### Have

Privat  
Anlæg  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon  
Gas

### Orientering

Syd

### Indstilling

Strandside  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Beachfront  
Forstæder  
Tæt på marina  
Front Line Beach Complex

### Møbel

Valgfri

### Sikkerhed

Elektriske persienner  
Indgangstelefon  
Sikker

### Kategori

Holiday Homes  
Investering  
Beachfront  
Luksus  
Videresalg

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted  
Centralvarme

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Privat  
Dækket  
Mere end en