



## Villa - Chalet en venta en Puerto Banús, Marbella West

3.200.000€

Referencia: R5073235 Dormitorios: 4 Baños: 4 Terreno: 387m<sup>2</sup> Construído: 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 minicinema 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.





## Características:

Caracteristicas Orientación Climatización

Terraza Oeste Aire acondicionado

Transporte cercano Fría de aire acondicionado

Terraza A/C caliente
Trastero Hogar

Baño privado U/F Calefacción

Doble acristalamiento Armarios ajustados

Armarios ajustados Wifi

Sala de juegos Sala de servicios

Barbacoa Domotica

Autobús de cortesía

Sótano

Acceso para personas con movilidad

reducida

VistasPosiciónEstadoJardínÁrea comercialExcelente

Piscina
Vistas Urbanas
Calle
Urbanización
Cerca del mar

Cerca de las tiendas Cerca de la ciudad Cerca de las escuelas

Cerca de Marina
Piscina Muebles

PiscinaMueblesCocinaPiscina PrivadaSin AmueblarCocina EquipadaJardinSeguridadAparcamiento

Jardín Privado Complejo cerrado Cochera

Mantenimiento fácil Persianas Párking Privado

Servicios Públicos Categoría Calificación energética

Electricidad Casas de vacaciones B
Agua potable Inversión

Teléfono Lujo
Paneles solares fotovoltaicos Reventa

Contemporáneo

**CO2** Emission Rating

Α