



## Frakoblet villa til salg i Marbella

3.200.000 €

Reference: R5073235 Soveværelser: 4 Badeværelser: 4 Grundstørrelse: 387m<sup>2</sup> Byg Størrelse: 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.



## Funktioner:

Funktioner	Orientering	Klima kontrol
Dækket terrasse	Vest	Aircondition
I nærheden af transport		Kold aircondition
Privat terrasse		Varm aircondition
Opbevaringsrum		Ildsted
Ensuite badeværelse		U/f opvarmning
Dobbeltvindue		
Monterede garderobeskabe		
Trådløst internet		
Bryggers		
Grill		
Adgang for mennesker med reduceret mobilitet		
Domotics		
Spille rum		
Kælder		
Courtesy Bus		
Synspunkter	Indstilling	Tilstand
Have	Kommercielt område	Fremragende
Pool	Strandside	
Gade	Tæt på havn	
Urban	Urbanisering	
	Tæt på butikker	
	Tæt på skoler	
	Tæt på havet	
	Tæt på byen	
	Tæt på marina	
Pool	Møbel	Køkken
Privat	Ikke møbleret	Fuldt monteret
Have	Sikkerhed	Parkering
Privat	Gated kompleks	Garage
Nem vedligeholdelse	Elektriske persienner	Privat
Hjælpeprogrammer	Kategori	Energi rating
Elektricitet	Holiday Homes	B
Drikkeligt vand	Investering	
Fotovoltaiske solcellepaneler	Luksus	
Telefon	Videresalg	
	Moderne	
CO2 -emissionsklassificering		
EN		