



Villa for sale in Marbella

2,995,000 €

Reference: R5073235 Bedrooms: 4 Bathrooms: 4 Plot Size: 387m² Build Size: 372m²





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
 Utility Room
 Barbeque
 Access for people with reduced mobility
 Domotics
 Games Room
 Basement
 Courtesy Bus

Views

Garden
 Pool
 Street
 Urban

Pool

Private

Garden

Private
 Easy Maintenance

Utilities

Electricity
 Drinkable Water
 Photovoltaic solar panels
 Telephone

CO2 Emission Rating

A

Orientation

West

Setting

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