



## Fristående villa till salu i Marbella

3 200 000 €

Referens: R5073235   Sovrum: 4   Badrum: 4   Komplot: 387m<sup>2</sup>   Bygga: 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. 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

Täckt terrass  
Nära transport  
Privat terrass  
Förvarings rum  
Eget badrum  
Dubbelsoffa  
Monterade garderober  
Wifi  
Förråd  
Grilla  
Tillgång för personer med minskad rörlighet  
Domotik  
Spelrum  
Källare

### Åsikter

Trädgård  
Slå samman  
Gata  
Urban

### Slå samman

Privat  
Trädgård  
Privat  
Enkelt underhåll

### Verktyg

Elektricitet  
Dricksvatten  
Fotovoltaiska solpaneler  
Telefon

### CO2 -utsläppsgradering

En

### Orientering

Väst

### Miljö

Försäljningsområde  
Strandkant  
Nära hamnen  
Urbanisering  
Nära butiker  
Nära skolor  
Nära havet  
Nära staden  
Nära marina  
möbel  
Inte möblerad  
säkerhet  
Gated complex  
Elektriska persienner  
Kategori  
Fritidshus  
Investering  
Lyx  
Återförsäljning  
Samtida

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c  
Öppen spis  
U/f uppvärmning

### Skick

Excellent

### Kök

Fullmonterad

### Parkering

Garage  
Privat  
Energikär  
B