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Violett Realty

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■■■■■ ■ Puerto Banús

■■■■■■■■■■: R5365042

■■■■■■■: 5

■■■■■■: 4

M²: 360

■■■■: 2 200 000 €

■■■■■■: ■■■■■■■■

■■■■■■: ■■ ■■■■■■■

■■■■■ ■■■■■■■ : 13th ■■■■ 2026

■■■■■■■■:Modern villa with private pool in Nueva Andalucía, just a few minutes from Puerto Banús An elegant villa, fully renovated in 2025, situated in one of the most sought-after areas of Nueva Andalucía, very close to Puerto Banús and all kinds of amenities. The property is spread over three levels, with a layout designed for everyday comfort. On the main floor, there is a spacious and bright living room with a fireplace, connected to a modern open-plan kitchen fully equipped with Siemens appliances and a dining area. This level also features 2 bedrooms and 1 bathroom. The upper floor houses the master suite, with an en-suite bathroom and direct access to a private terrace. The lower floor comprises two additional bedrooms, two bathrooms, a multi-purpose room ideal as a cinema or leisure area, as well as a space fitted out for a sauna. Outside, the property offers a pleasant private garden with a swimming pool and several relaxation areas, perfect for enjoying the Costa del Sol climate all year round. Features: — 5 bedrooms — 4 bathrooms — 360 m² of floor space — 516 m² plot — south/south-east facing — underfloor heating — air conditioning — home automation system — private parking Location: — a short walk from the Real Club de Pádel — ■a ■short ■distance ■from ■Puerto ■Banús — surrounded ■by golf courses, ■restaurants and shops An ■ideal ■property both ■as ■a primary ■residence ■and as an ■investment ■with ■high ■potential ■for ■returns.

■■■■■■■■■■■:

None, ■■■■■■■■, ■■■■■■■■■■■■■■■■■■■■, ■■■■■■■■ ■■■, None, ■■■■■■■■ ■■■■■■■■■■■, ■■■■■■■■, ■■■■■■■■■■■, None, ■■■■■■■■■■■■