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Violett Realty

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## ■■■■■■■■■■■ ■ Puerto Banús

■■■■■■■■■■■: R5380147

■■■■■■■■: 3

■■■■■■■: 3

M²: 229

■■■■: 1 999 000 €

■■■■■■: ■■■■■■■■

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■■■■■■ ■■■■■■■ : 13th ■■■■ 2026

■■■■■■■■:Contemporary design and resort views in the heart of Puerto Banús Location Located next to Puerto Banús, this exclusive property enjoys one of the most sought-after locations in Marbella, surrounded by a sophisticated atmosphere, top-level services, and everything needed to fully enjoy the Mediterranean lifestyle. Its location allows access within minutes to the beach, the marina, boutiques, restaurants, and leisure areas, making it an ideal option both as a primary residence and as a high-end second home Living area The spacious open-plan living-dining room is one of the main highlights of the property. Its layout creates different areas for relaxing and gathering, always with a great sense of spaciousness, brightness, and visual continuity. Large windows connect the main area with a pleasant covered terrace, creating a natural transition between interior and exterior and providing a particularly bright and welcoming atmosphere. Kitchen The kitchen stands out for its strong design and excellent aesthetic presence. It features custom-made cabinetry, abundant storage capacity, and a spectacular natural stone countertop that adds character and personality to the whole, matching the vertical surface above the sink. The central island adds functionality and turns this space into an ideal meeting point for everyday life and social moments. Bedrooms and bathrooms The sleeping area maintains the same line of serene elegance that defines the entire property. The three bedrooms have been designed to offer privacy, comfort, and a particularly cozy atmosphere. One of the most notable aspects of the property is that all three bedrooms have their own en-suite bathroom, a highly valued feature that provides independence, comfort, and an added level of exclusivity both for daily living and for hosting guests. The bathrooms, with contemporary design and high-end finishes, elevate the daily experience with large-format coverings, integrated lighting, suspended furniture, and a carefully designed spa-like aesthetic. Terrace with Lumon and bar area One of the great attractions of this property is its magnificent terrace, designed as a natural extension of the living room. It is a spacious area with a dining table and seating area, ideal for meals, family gatherings, or simply relaxing while enjoying the views of the gardens and the complex pool. The terrace is equipped with a Lumon glass system, which allows the front to be fully opened during the warmer months to enjoy an open terrace, and closed in winter to continue using it as a bright additional living room, protected from wind and rain. In this way, it becomes a truly usable space all year round. In addition, the terrace features an elegant bar corner with a stone countertop and lower cabinets with a wine cooler and space for glassware and kitchenware, perfect for preparing drinks, breakfasts, or an aperitif before going out to dinner. It is a detail that adds an extra level of comfort and exclusivity, reinforcing the social and pleasant character of this property. In Summary, Elegant renovated property with contemporary design next to Puerto Banús, featuring spacious open areas, a visually striking kitchen, three bedrooms with en-suite bathrooms, and bathrooms with a sophisticated aesthetic. A bright, modern home ready to move into in one of the most exclusive areas of Marbella. Key features Fully renovated property with contemporary design. Spacious living-dining room with different areas. Abundant natural light. Covered terrace connected to the main area. Designer kitchen with central island and ■high-end ■finishes. Three ■bedrooms, ■all ■with ■en-suite bathrooms. Bathrooms ■with a modern ■and sophisticated look. Excellent ■location ■next to ■Puerto ■Banús. 3 Bedrooms 3 ■Bathrooms 162 ■m² usable area 1 ■Garage 1 ■Storage ■room 1 ■Lumon ■glazed ■terrace fireplace

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