

## Detached Villa for sale in Puerto Banús, Marbella

**2,850,000 €**

Reference: R4914472 Bedrooms: 6 Bathrooms: 5 Plot Size: 1,100m<sup>2</sup> Build Size: 555m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Puerto Banús

Located in the esteemed private community of Atalaya de Rio Verde, just moments from the onset of the Golden Mile and the affluent area of Puerto Banus, this remarkable contemporary villa offers a unique blend of serenity in a prime location and the ease of access to Marbella's lively atmosphere. A short 15-minute walk leads to the sandy beaches of The Golden Mile, while renowned golf courses are also conveniently nearby. Additionally, the villa is only a 5-minute drive from the town centres of Marbella and San Pedro, with Malaga Airport situated 35 minutes away.

The villa's architecture showcases a seamless integration of modern interior design with a classic exterior aesthetic, resulting in an inviting and elegant ambiance. The main floor features a spacious open-plan living area that flows into a tranquil lounge and the lush tropical gardens, which include a south-facing private pool. This level is also home to a large living room, a cutting-edge kitchen outfitted with high-end appliances, a guest restroom, and a flexible second living area that can serve as an additional bedroom if needed.

On the upper floor, residents will find three generously proportioned bedrooms, each equipped with an en-suite bathroom and access to a terrace that provides breathtaking views of La Concha Mountain and the sea. The garden level includes two additional bedrooms with en-suite bathrooms, as well as a sizable multipurpose room ideal for a home cinema or gym, which opens up to the beautifully lit garden and pool area. The property also features a laundry room and a garage, with the potential to expand to accommodate up to five vehicles.

This villa serves as a tranquil sanctuary within a highly secure community, situated on a peaceful street surrounded by distinguished neighbours, further enhancing its exclusivity. Despite being listed at a price below market value for a quick sale, the villa's quality and location are comparable to neighbouring properties valued at over 6 million euros, presenting an extraordinary opportunity that should not be missed.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
Staff Accommodation  
Basement  
Fiber Optic

### Views

Garden  
Pool

### Pool

Private

### Garden

Private

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Parking

Underground  
Garage  
More Than One

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Category

Bargain  
Luxury  
Resale