



4.500.000 €

Description:

New Development: Prices from 4,500,000 € to 4,500,000 €. [Beds: 5 - 5]
[Baths: 6 - 6] [Built size: 525.00 m2 - 525.00 m2]

Villa in Puerto Banús, Marbella

In the heart of Puerto Banús, on the exclusive Calle Gardenias, rises this contemporary villa currently under construction. A unique property that combines space, privacy, and all the comforts of a luxury residence in one of the most sought-after areas of the Costa del Sol.

With more than 525 m² built, the villa is distributed across three levels plus a solarium, all connected by a private lift for maximum comfort:

- Basement level: a floor designed to combine leisure and functionality. It features a private garage with capacity for two vehicles, ensuring security and direct access to the home. This level also offers a spacious games room, perfect for family gatherings and entertainment, as well as a private cinema that allows you to enjoy the best films without leaving home. The basement is completed by a separate laundry room for daily convenience, and a machine room that discreetly houses all the technical facilities of the

Characteristics:

Setting:

Commercial Area, Beachside, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina

Orientation:

North, South

Condition:

New Construction

Pool:

Private

Climate Control:

Hot A/C, Cold A/C, U/F Heating

Views:

Sea, Mountain, Garden

Location: NUEVA ANDALUCÍA

Type of the property	Villa
Bedrooms	5
Bathrooms	6
Built	525m ²
Terrace	111m ²
Plot area	500m ²