



## Semi-Detached House for sale in Puerto Banús, Marbella

2,300,000 €

Reference: R4889311 Bedrooms: 5 Bathrooms: 4 Plot Size: 402m<sup>2</sup> Build Size: 396m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Puerto Banús

New to market - Puerto Banus Villa - 5 bedroom/ 4 bathroom with fantastic rental history + Beachfront community of Lorea Playa + 30 meters to sea + Heated pool + South facing

Luxury villa in prestigious area on the beach with heated private pool. Only 30 steps to the beach. Excellent quiet location.

This luxurious 5 bedroom/ 4 bathroom semi-detached villa is situated in the frontline beach community of Lorea Playa, a short walk west of Puerto Banus. Sea views from two of the three terraces. The villa has a tropical garden and a private heated swimming pool.

Excellent Air BnB rental record, with a Super Host 4.91/5.00 rating. Expected 2024 rental income of €160,000 plus. (Historical income details available. Book ahead as viewings are between rentals)

5 bedrooms in total. All with king size beds. The villa comfortably sleeps 10 people. Master bedroom with en-suite and private terrace. Top floor bedroom is Loft style with en-suite. Two more bedrooms that share an en-suite, one &quot;Jack & Jill&quot; style. Fifth bedroom and shower room. New zoned air conditioning system recently installed, new gas boiler recently installed, Smart TV and high speed internet.

A large fully fitted out semi-basement is a blank canvas where additional bedrooms, bathrooms, lounging areas, games room and storage are all possible.

Chill out extended south facing terrace with sea view. South west facing entrance terrace, master bedroom terrace, all ideal to enjoy the sun all through the day. All outside furniture in Kettal brand.

15 minute walk to Puerto Banús along the beach promenade.

Surrounded by hotels, restaurants, chiringuitos, bars, and beach clubs. There is no need for a car. There is private covered parking with two off street.

Fully equipped kitchen, will all modern appliances and laundry room.

Zoned air conditioning (cold/ hot), marble floors, wooden floors and high speed internet throughout the villa.

This fantastic Marbella villa property is ideal for own use and investment income, in a quiet location on the beach next to all amenities.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Wood Flooring  
Jacuzzi  
Near Mosque  
Near Church  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Garden  
Pool  
Beach

### Pool

Heated  
Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Suburban  
Close To Marina  
Front Line Beach Complex

### Furniture

Optional

### Security

Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One