



## 6 Bedrooms House in Nueva Andalucía

Nueva Andalucía

**R4853473 – 2.295.000 €**



6



7



600 m<sup>2</sup>



1250 m<sup>2</sup>

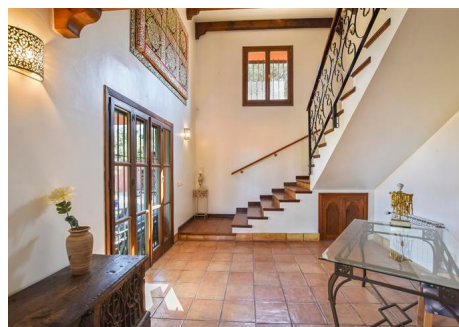
Exceptional Villa in Puerto Banús – Andalusian Charm with a Modern Twist and Unbeatable Location With 600 m<sup>2</sup> built on a spacious 1,250 m<sup>2</sup> plot, this magnificent villa offers one of the best orientations (South-West), ensuring natural light and privileged views throughout the day. Located just a 5-minute walk from José Banús Beach, this property combines the charm of Andalusian style with modern touches, ideal for those seeking elegance and comfort in an exclusive area. Layout and Features: The villa is spread over two perfectly integrated floors. From the main entrance, you are welcomed by a charming garden leading to a covered porch. Inside, the entrance hall includes a guest toilet and leads to an impressive, spacious, fully equipped kitchen. The kitchen features a separate dining area, illuminated by a beautiful skylight, creating a warm and inviting atmosphere at any time of day. Kitchen and Dining Area: Spacious and modern, with direct access to the garden, barbecue area, and a closed lounge area, equipped with a comfortable sofa and television. Perfect for family relaxation. Bedrooms on Ground Floor: Two large en-suite bedrooms are



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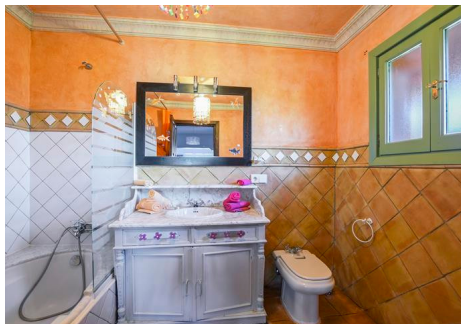
located on the main living floor, providing comfort and privacy. Service Area: The kitchen also includes a bedroom with a bathroom for staff. Main Living Room: A spacious living room with a large fireplace offers direct access to the terrace and garden, creating the perfect space to enjoy both indoor and outdoor living. Upper Floor: Master Suite: A wooden staircase leads to the master suite, which includes a walk-in closet, a bathroom with a jacuzzi, and access to a private terrace. Additional Bedroom: Also on this floor is another bedroom with its own private terrace, perfect for moments of peace and quiet. The Garden and Outdoor Area: The garden is a true paradise, with a spectacular landscaped pool and a covered terrace equipped with a barbecue and fridge, ideal for enjoying sunny days and relaxation. Additionally, the villa includes an independent studio fully renovated with its own bathroom, located on the ground floor, perfect for guests or staff. Other Features: Private covered parking. Located in one of the best private communities in Puerto Banús, offering security and tranquility just steps from the beach and the best shops, restaurants, and services in the area.





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HHomes - Camino de Camojan s/n, Edificio Camoján Center Oficina nº 15  
Tel.: +34 951 543 462 – Email: info@hhomes.es – Web: <https://hhomes.es>



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