+34 604 489 646
info@luxury-realty.com
luxury-realty.com



PUERTO BANÚS

1,330,000 €

REFERENCE R5363851

An Unrivalled Investment: Customizable Luxury Villa in the Heart of Puerto Banús, Southern Spain

3	3	287 m²	516 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Discover an exceptional opportunity to acquire a distinguished detached villa, ideally nestled in a highly sought-after, consolidated urban residential area, mere moments from the glittering allure of Puerto Banús. This remarkable property, boasting three bedrooms with the inherent potential to effortlessly expand to five or more, presents a truly unique investment prospect within one of Southern Spain's most prestigious locales. Its prime positioning unites the serene advantages of a permanent family residence, offering all the essential amenities for sophisticated daily living in a tranquil setting, with instant access to the vibrant heart of the Costa del Sol's most celebrated leisure, gastronomic, and luxury shopping destination. Furthermore, the convenience of a premier fitness and leisure sports centre, alongside the esteemed Real Club de Pádel, is available within an effortless two-minute stroll, cementing this villa's status as a lifestyle masterpiece.

The dwelling's thoughtfully designed layout unfolds across three expansive levels, offering both intimate family spaces and grand areas for entertaining. The ground floor welcomes you with an elegant entrance hall that flows seamlessly into an expansive and luminous living room, anchored by a charming fireplace. Wide panoramic panels invite the outside in, providing direct access to the verdant private garden and the inviting swimming pool, creating a perfect harmony of indoor-outdoor living. Adjacent to this generous living space, a dedicated dining area is perfectly positioned to complement the sophisticated open-plan kitchen, which is further enhanced by a convenient pantry. This level also features a well-appointed guest toilette and a generously sized first bedroom complete with its own luxurious en-suite bathroom, offering ideal accommodation for guests or multi-generational living.

Ascending to the upper floor, you will discover the private quarters designed for ultimate comfort and tranquility. The opulent master bedroom suite serves as a serene sanctuary, featuring a lavish en-suite bathroom and a private terrace that offers picturesque views over the meticulously maintained garden and the shimmering pool—an ideal spot for morning coffee or evening relaxation. A second spacious bedroom, also benefiting from its own elegant en-suite bathroom, provides exceptional comfort and privacy. Further along the corridor, another charming balcony terrace offers an additional outdoor retreat, capturing the gentle Mediterranean breezes and enhancing the sense of space and light throughout this exclusive level.

The lower level, or basement, represents a canvas of immense potential, currently presented as a versatile open-plan loft space. This substantial area is thoughtfully designed with a separate, wall-divided parking facility, ensuring convenience and security for vehicles. Beyond the parking, the vast expanse offers unparalleled flexibility, awaiting the discerning touch of its new proprietors. Imagine transforming this space into a self-contained luxury apartment, complete with two additional bedrooms and two bathrooms, providing an independent living area for extended family or generating significant rental income. Alternatively, envision a state-of-the-art home cinema for unparalleled entertainment, a sophisticated wine cellar for the connoisseur, a private gymnasium for personal wellness, a vibrant games room for family fun, or indeed, any combination of these. The possibilities extend to creating further guest suites, a dedicated utility room, or ample storage solutions, allowing for the ultimate bespoke living experience. Outside, the property is further enhanced by thoughtfully designed exterior spaces, including a charming terrace on one side of the house and a bespoke built-in BBQ area on the other, perfect for al-fresco dining and entertaining under the Andalusian sky.

A truly unique aspect of this offering is that the property is currently awaiting some finishing touches. This deliberate decision has been made to empower the new owners to personally curate and complete the dwelling according to their unique tastes, preferences, and lifestyle needs. This presents a rare and exciting opportunity to imprint individual style and create a truly bespoke luxury residence. It is precisely this feature that mandates a personal visit, allowing prospective buyers to fully assess the plethora of possibilities and envision the magnificent potential that can be realized upon completion of the works. Whether the vision includes a separate entrance apartment in the basement, complete with two additional bedrooms and two bathrooms, or perhaps a dedicated cinema room and expansive games room, the flexibility is unprecedented. Furthermore, the vendors extend the invaluable option of undertaking these finishing works prior to the signing of the deeds, leveraging their established infrastructure and expertise to deliver a turn-key solution tailored to your exact specifications, ensuring a seamless transition into your dream home.

Peace of mind and confidence are paramount with this exceptional acquisition. The property proudly holds a First Occupancy Licence, guaranteeing its full legal compliance and habitability. Furthermore, an Urban Non Infraction Certificate is firmly in place, providing absolute assurance regarding its regulatory status. To solidify its intrinsic value, the villa benefits from an Official Appraisal Certificate, confirming a substantial valuation amounting to 1,514,471 €. Crucially for investors seeking to capitalize on Puerto Banús's lucrative rental market, the dwelling is in the optimal position to acquire the Spanish Touristic Licence, unlocking significant potential for generating attractive holiday rental income in one of Europe's most sought-after destinations. This comprehensive suite of legal and financial documentation underscores the property's robust investment profile and provides complete transparency.

Details

Reference	R5363851	Property Type	Villa
Status	Sale	Price	1,330,000 €
Bedrooms	3	Bathrooms	3
Build size	287 m²	Plot Size	516 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella