

## Town House for sale in Marbella - Puerto Banus, Costa del Sol

5 Bedrooms | 4 Bathrooms | 297 m<sup>2</sup> Interior | 135 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

Welcome to Banus Bay, a contemporary semi-detached villa located beachside within an exclusive gated community, just over 300 meters from the sparkling Mediterranean Sea and only minutes from the world-famous Puerto Banús.

Set among beautifully landscaped green areas and just steps from a sandy beach, this elegant five-bedroom villa offers the perfect blend of modern luxury, comfort, and effortless coastal living.

The property features bright open-plan interiors with a spacious living and dining area that flows directly onto the terrace, a private 19 m<sup>2</sup> swimming pool, and an easy-maintenance garden. The fully equipped open-plan kitchen integrates seamlessly with the living space, creating a social and welcoming atmosphere ideal for entertaining.

The lower level includes a cozy TV lounge, perfect for relaxing evenings, while the rooftop solarium with jacuzzi provides an exceptional outdoor space to enjoy Marbella's renowned year-round climate.

For added convenience and comfort, the villa also features a private elevator connecting all levels of the property, ensuring effortless access throughout the home.

Designed for maximum comfort in all seasons, the villa offers underfloor heating throughout, air conditioning, and a large private garage for two cars.

Restaurants, beach clubs, shops, and everyday amenities are all within walking distance, while quick access to the AP-7 motorway ensures excellent connectivity along the coast.

With exceptional rental potential and a tourist license already in place, this property represents a rare opportunity both as a luxurious permanent residence and as a high-performing investment in one of Marbella's most desirable beachside locations.