

# Situated in one of Marbella's best locations at just a stone

Spain, Marbella, Puerto Banus

Townhouse - REF: TGS-A3229



|                      |                 |              |                 |                  |              |            |        |
|----------------------|-----------------|--------------|-----------------|------------------|--------------|------------|--------|
| Nº Bedrooms: 4       | Nº Bathrooms: 5 | Nº People: 8 | Parking         | Wifi             | Private pool | Jacuzzi    | Sauna  |
| Private SPA          | Private garden  | Sea view     | Garden View     | Air conditioning | BBQ          | Dishwasher | TV     |
| Washing machine      | Store Room      | Gym/Fitness  | Massage room    | Cinema/tv room   |              |            |        |
| Activities in resort |                 |              |                 |                  |              |            |        |
| Cycling              | Golf            | Hiking       | Mountain-Biking | Riding           | Sailing      | Surfing    | Tennis |

Situated in one of Marbella's best locations at just a stone's throw from the beach and walking distance to Puerto Banus, this modern villa is the perfect get-away for those that want modern, comfortable living, yet be close to all and not fully reliant on a car.

The house has 4 bedrooms and 3 bathrooms. Three of the bedrooms have an en-suite bathroom and the fourth bedroom, typically the kids room with two single beds, needs to make use of one of the others. Furthermore, there is a paved garden area with private pool with option to heat. Around the pool there is ample space to relax with sun loungers, lounge area, outside dining and a BBQ.

It is located in a gated and secured complex with 24/7 security, two communal pools, a kids pool, a gym and a sauna. The complex is built in Balinese style with lots of green areas, laguna style pools and little ponds.

When walking into the house we are overflowed by the sense of light and space. With double-height windows in the dining and living areas there is a lot of light and a very pleasant feeling to look at the pool and garden area.

From the hallway we step into the open plan kitchen with breakfast bar. It is fully fitted and overlooks the pool area.

Opposite the kitchen we find the dining area and staircase up to the first floor. With a double-height ceiling and open staircase, this feels bright and very spacious.

Adjacent to the dining and kitchen area we find the living quarters. This area has a 6,5 meter high ceiling and very large windows to the outside making it feel very bright, spacious and modern.

From here we can access the pool and outside dining area.

The outside area is paved and has the private pool centred in the middle. Around the pool we find a dining table, BBQ area, lounge corner and several sun loungers.

The pool is of course serviced and has the option to heat.

On the other side of the hallway, we find one bedroom with en-suite bathroom. From this bedroom, we overlook the pool area and have direct access to it. The en-suite bathroom has double sinks and a traditional Japanese-style sunken bath/shower.

The other 3 bedrooms can be found upstairs. Two of the three have their own en-suite bathroom, one with a jacuzzi bath and the other with a shower and jacuzzi bath.



















