



**Property type :** Detached Villa

**Location :** Puerto Banús

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :** 750 m<sup>2</sup>

**Plot area :** 1300 m<sup>2</sup>

- ✓ Close to beach
- ✓ Fireplace
- ✓ Utility room
- ✓ Furnished
- ✓ Barbecue

- ✓ Close to sea
- ✓ Alarm system
- ✓ Terrace
- ✓ Pre-air conditioning

- ✓ Storage room
- ✓ Basement
- ✓ White goods
- ✓ Airconditioning

The exclusive family villa in classic Mediterranean style, built on a wonderful corner plot of 1300 m<sup>2</sup>, on the second line of the beach, is located in the area of Las Mimosas, between Puerto Banús and San Pedro surrounded by the best residential complexes in the area. , Ventura del Mar, Malibú or Guadalpín Banús. The property was built in 2007, solid and with perfect distribution, with high quality finishes in wood, marble, ceramic, clay, security enclosures, etc. combined with the rich decoration of the best classic style, thus creating an elegant and warm atmosphere throughout the home. Distributed over three levels, on the main floor we have the entrance hall, a hallway with access to the central patio with a fountain that leads to the two main living rooms with direct access to the covered terrace. The large independent traditional-style kitchen-dining room is fully equipped with great details and high-end appliances. On this same floor there are also two en-suite bedrooms and a guest toilet. On the upper floor there are two en-suite bedrooms. The main one is spectacular, with a dressing room and a large private terrace. The basement completes the luxurious home where the garage with capacity for three or four cars, laundry, toilet, bathroom, game room with billiards and machine room are distributed. The beautiful mature semi-tropical style garden is completed by the large rectangular pool. It offers underfloor heating throughout the house and A/C hot and cold.



