



# VILLA GARDENIAS, luxury villa with the beach on your dorstep.

Price: 25,500 -  
25,500 €

Reference1: LSR2045   Bedrooms: 5   Bathrooms: 5   Plot Size: 900m<sup>2</sup>   Build Size: 490m<sup>2</sup>   Terrace: 128m<sup>2</sup>





## Location: Nueva Andalucía

You're just a five-minute walk from the world-famous Puerto Banús, which means luxury boutiques, award-winning restaurants, and golden beaches are practically in your own backyard. The main living area is thoughtfully designed for both everyday living and entertaining. Large sliding doors open onto covered terraces and a landscaped garden, where a private pool is framed by greenery and natural light. Inside, the flow between the kitchen, dining, and lounge spaces makes the home feel connected and social, yet never crowded. - South-facing - New build - Panoramic sea and mountain views - Private pool and garden - Fully furnished - Air conditioning - Private parking - Alarm system & electric blinds - Partially fitted kitchen with kitchen-lounge layout - Smart home system (domotics) - Lift - Sauna - Wine cellar - Cinema room Upstairs, three tranquil bedrooms — each with access to outdoor space — offer privacy and comfort, with en-suite bathrooms and a soft, natural palette throughout. The master suite enjoys a private terrace, ideal for slow mornings or warm evenings under the stars. Above it all, a spacious rooftop terrace offers a peaceful escape with panoramic views. Whether used for sunbathing, entertaining, or simply enjoying the quiet, it adds a sense of openness that defines the entire property. A generous lower level includes private parking and additional space ready to be tailored to your needs — a cinema, sauna or guest quarters. Every part of the home has been designed with balance in mind: function meets elegance, modernity meets warmth. Just minutes from golf courses, international schools, and the lifestyle of Puerto Banús, Villa Gardenias is a rare blend of contemporary style and laid-back charm — a private retreat with everything close at hand.

## Features:

### Features

- Covered Terrace
- Lift
- Near Transport
- Private Terrace
- Satellite TV
- Storage Room
- Double Glazing
- Fitted Wardrobes
- Utility Room
- Jacuzzi
- Barbeque
- Domotics
- Basement
- Sauna

### Views

- Sea Views
- Mountain Views
- Panoramic Views
- Country Views
- Garden Views
- Pool Views
- Urban Views

### Pool

- Private Pool

### Garden

- Private Garden

### Orientation

- South

### Setting

- Close To Golf
- Close To Port
- Close To Sea
- Close To Shops
- Close To Town
- Close To Schools

### Furniture

- Fully Furnished

### Security

- Alarm System

### Climate Control

- Air Conditioning

### Condition

- New Build

### Kitchen

- Partially Fitted
- Kitchen-Lounge

### Parking

- Private



## Electric Blinds

Category

Luxury