PUERTO BANÚS

sypialnie	■azienki	zbudowany m²	fabu■a m²
4	---	242	42

DOM SZEREGOWY W PUERTO BANÚS

This townhouse is nestled within one of the most easily accessible yet most tranquil neighborhoods in Puerto Banus. Surrounded by infinite green zones, swaying palm trees and a myriad of quiet tree lined streets to walk along, this property is graciously elegant. Protected by a 24hr security patrolled entrance, the property is the penultimate townhouse in its serene street, with private gardens that sit adjacent to the beautifully manicured grounds of communal areas, that includes a kidney shaped swimming pool. Walking through the heavy wooden armored front door you are enveloped in the sunlight that streams in through the terrace windows in the living room. The vaulted hall itself is imposing with the ornate staircase curving upwards to the first floor and the regal pillars on either side of hallway, framing the view ahead. Opposite the staircase, doors open to reveal a modern fully fitted kitchen, sleek and streamlined with its stainless steel integrated appliances that seamlessly blend in with the stone grey of the kitchen units. A full length window at the far end allows natural light to stream in, lighting up every corner as though in assistance to the recessed lighting, and a breakfast bar gives opportunity to take a breakfast on the run! A guest bathroom in rich red offers guests a chance to freshen up in style before they move through and into the main living room, extensive with its high ceiling and large sliding glass doors leading out onto a terrace that overlooks a private garden area. This space is open and airy, with a central fireplace offering the promise of warmth during winter months. The dining area shares the same living space and is elegantly situated in an opposite corner, able to take stock of views through the terrace doors, out onto the green gardens that surround. On the first floor, along the gallery landing, there are 3 double bedrooms, each one languishing in luxury with its own ensuite bathroom. The bedrooms are spacious, offer plenty of cupboard and storage space and are wonderfully illuminated by the copious amounts of natural light that stream in, thanks to a south west orientation. The master bedroom has a private balcony terrace overlooking the garden and across the communal grounds. The bathrooms are elegant and chic, dressed in marble of neutral sandy warm tones. Underfloor heating in every bathroom keeps toes and feet warm during winter! The lower floor, which could be a 4th bedroom, has currently been converted into a private cinema room, welcoming and warm with plush thick carpeting underfoot that entices you down the stairs from the floor above and through into the main area. With mahogany carpentry throughout, the feeling is one of ‘old school' meets comfy recreation. A bathroom, fully fitted with a walk in shower, offers full service to guests. Also on this floor there is a laundry and storage room, helping to keep household appliances tucked away. The main terrace leading off from the living room is simply refined, offering family seating on sofas that look out onto the private garden. A barbecue and exterior dining area mean lazy lunches or quiet dinners can be enjoyed, far from prying eyes. A gate at the far end takes you out onto the pathway the leads down into the neighbourhood gardens and swimming pool area. The property also offers a private garage with space for 1 vehicle, where an EV electric car charger has been neatly installed by the garage entrance. There is also off street parking for visiting guests. This is a supreme townhouse within a beautiful and exquisitely maintained community. In a prime location - close proximity to all major amenities that include incredible golf courses, major supermarkets, world class restaurants and a plethora of high-octane nightlife - this property offers the chance to enjoy a calm and serene lifestyle yet, just beyond its entrance, the ability to jump into the high octane lifestyle that Puerto Banus and Marbella have to offer.

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