

## MARBELLA - PUERTO BANUS, MARBELLA



bedrooms **5**    bathrooms **5**    built m2 **297**    terrace m2 **135**

### AZURE 7 – CONTEMPORARY VILLA IN GATED COMMUNITY IN PUERTO BANÚS

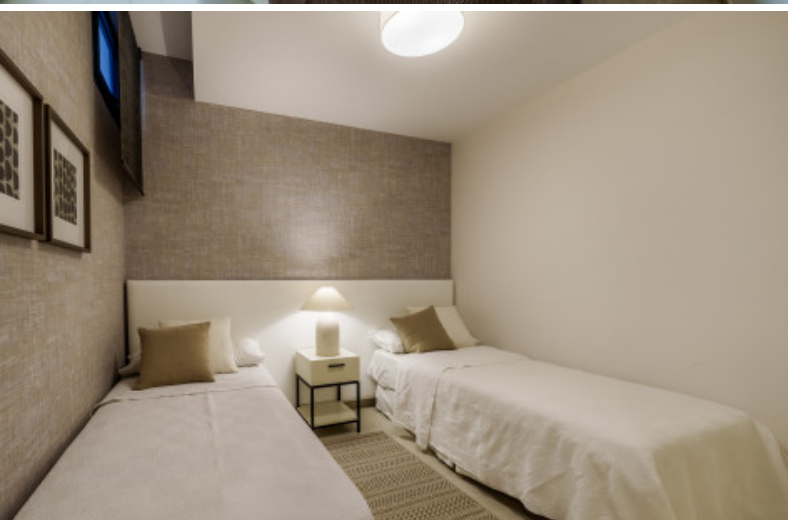
Azure 7 is a modern semi-detached villa located within the exclusive Banus Bay development, a private gated community just a short walk from the beaches of Marbella and the world-renowned Puerto Banús. Designed for relaxed coastal living, this five-bedroom property offers a balanced blend of contemporary design, practical layout, and exceptional proximity to lifestyle amenities.

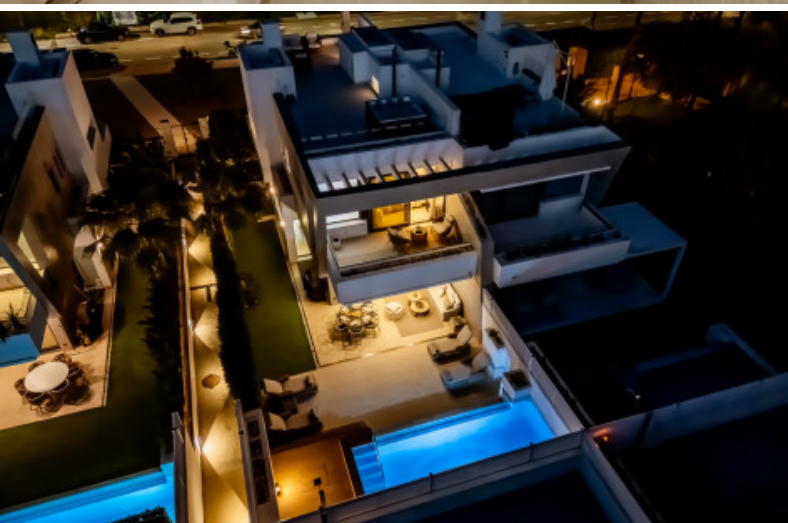
Set across multiple levels, the home delivers spacious, open-plan interiors filled with natural light. The main floor features a large living and dining area with direct access to the terrace and private pool. Floor-to-ceiling windows blur the boundary between inside and outside, creating a seamless connection to the private garden—ideal for enjoying the Marbella climate. The fully fitted kitchen, equipped ...

community **185 €** month    garbage **186 €** year    IBI **2.831 €** year    for sale **2.750.000 €**









Marbella - Puerto Banus, Marbella

## Azure 7 – Contemporary Villa in Gated Community in Puerto Banús

Azure 7 is a modern semi-detached villa located within the exclusive Banus Bay development, a private gated community just a short walk from the beaches of Marbella and the world-renowned Puerto Banús. Designed for relaxed coastal living, this five-bedroom property offers a balanced blend of contemporary design, practical layout, and exceptional proximity to lifestyle amenities.

Set across multiple levels, the home delivers spacious, open-plan interiors filled with natural light. The main floor features a large living and dining area with direct access to the terrace and private pool. Floor-to-ceiling windows blur the boundary between inside and outside, creating a seamless connection to the private garden—ideal for enjoying the Marbella climate. The fully fitted kitchen, equipped with modern appliances and streamlined cabinetry, flows effortlessly into the main living area, offering a social and functional space for everyday life or entertaining guests.

Upstairs, the home's bedroom layout is designed with both comfort and privacy in mind. Each of the five bedrooms includes built-in wardrobes and stylish finishes, while bathrooms are appointed with high-quality fixtures and clean, neutral tones. The villa also includes a lower-level space that functions as a TV lounge or additional relaxation area, ideal for unwinding in a quieter, more intimate setting.

One of the standout features of Azure 7 is the private rooftop solarium, which includes a jacuzzi and plenty ...

|               |                                   |                 |                |             |             |
|---------------|-----------------------------------|-----------------|----------------|-------------|-------------|
| Reference     | 620370                            | Beds            | 5              | Built m²    | 297         |
| Type          | Semi Detached Villa               | Baths           | 5              | Interior m² | 297         |
| Location      | Marbella - Puerto Banus, Marbella | En-suite Baths  | ---            | Terrace m²  | 135         |
|               |                                   | Guest Toilets   | ---            | Plot m²     | ---         |
|               |                                   | Pax             | ---            |             |             |
|               |                                   |                 |                |             |             |
| Pool          | Private                           | Community       | 185 € / month  | Levels      | 4           |
| Garden        | Private                           | Garbage         | 186 € / year   | Floor       | 4           |
| Garage        | Private                           | IBI             | 2.831 € / year | Orientation | West        |
| Parking slots | ---                               | Construct Year  | 2021           | EPC         | In Progress |
|               |                                   | Renovation year | ---            |             |             |

For sale  
**2.750.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

of room for sunbathing, lounging, or evening gatherings under the stars. With open views of the surrounding landscape, including mountain and partial country views, this upper level provides a true escape, extending the home's living space and offering a peaceful retreat.

The property is finished to a high standard, with underfloor heating throughout, air conditioning, and a home security system that includes surveillance cameras for peace of mind. It is sold fully furnished, allowing for a smooth transition whether you're planning to relocate permanently or use the home as a lock-and-leave holiday property.

Banus Bay is a secure, gated development offering privacy and tranquility just minutes from Marbella's most dynamic areas. The villa is within walking distance to sandy beaches, boutique shops, cafés, and restaurants. The surrounding area of Nueva Andalucía and Puerto Banús is known for its vibrant lifestyle, international schools, championship golf courses, and stylish beach clubs. Well-connected to the A-7 motorway, the location also provides quick access to Marbella town centre and Málaga Airport.

For those seeking a low-maintenance home in a prestigious coastal setting, Azure 7 presents an excellent opportunity. Whether used as a family home, seasonal escape, or investment, the villa's quality construction, modern amenities, and unbeatable location make it a compelling choice in today's Marbella real estate market.