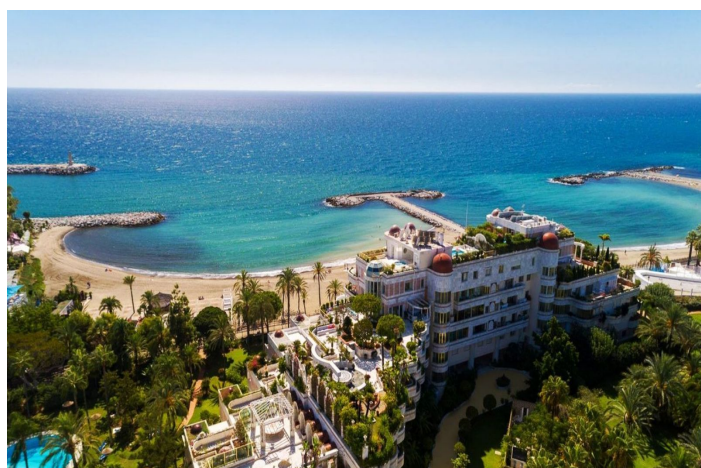




## Townhouse for sale in Puerto Banús, Marbella

4 600 000 €

Référence: R4298176    Chambres: 6    Bain: 6    Construite: 560m<sup>2</sup>    Terrasse: 60m<sup>2</sup>





## Costa del Sol, Puerto Banús

PANORAMIC SEA AND BEACH VIEWS in a REAL BEACHFRONT location directly on the sands of the best part of Banus Beach.

Big Town Houses with one private entrance occupies the front line to the beach only steps away from a private gate onto the promenade in Puerto Banus.NO STREETS or Buildings that can obstruct the views to the sea and the beach . ACCESS DIRECTLY TO THE BEAUTIFUL BANUS SANDY BEACH , The unique property has been sub-divided into 4 separate apartments sharing a common private entry foyer to ideally suit a large extended family or group of friends buying together, or as a rental investment. Each of the apartments has its own title deed, allowing a buyer re-sell any of the properties. Options exit to re-combine the upper or lower 2 apartments, or the entire duplex. Located right on the beachfront in central Puerto Banus, there are two apartments on the ground floor with direct garden access, and two on the first floor with private terraces. All four apartments offer wonderful sea views right on the beachfront, and have their own small kitchens and lounges. There are 2 x 2 bed apartments (145m2 each) + 2 x 1 bed apartments (130 m2 each) each with their own entrances. .

We can provide an Example of a merged 4units / duplexes together, which is all merged together as one big Semi detached Villa / Townhouse Beachfront

(Photos of a similar one with the 4 units merged are available up on request)

The luxury community of Gray D'Albi6n also has underground parking for the owners' total peace of mind.

Surrounding this majestic building is the glamorous Puerto Ban6s, known for its shops, restaurants, bars and above all its marina where the most luxurious cars and boats ever seen parade.

The complex also offers a large communal swimming pool

It has 3 parking spaces and a storage rooms available to negotiate

The Gated Community has 24 hours security, video camera surveillance and video intercom. Community 13006 to the month, IBI 7386.526 to the year.

Size:560 meters without the garages

One block but 4 apartments with 4 Title deeds

. All DUE DILIGENCE ARE UP TO DATE AND READY TO BE PROVIDED FOR ANY LEGAL CHECKS #, There is a current guaranteed rental which can be passed to the new owner , One of the highest rental income in Costa del sol and also best priced property built on the price of the beachfront Square meter which makes one of THE BEST INVESTMENT OPPORTUNITY THAT IS VURRENTLY ON THE MARKET OR A GREAT HOLIDAY HOME, keys are in the office.





## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Salle de stockage  
Sol en marbre  
Réception 24 heures  
Armoires ajustées  
Wifi  
Buanderie  
Jacuzzi  
Restaurant sur place

### Vues

Mer  
Panoramique  
Jardin  
Plage

### Orientation

Sud-Est

### Climatisation

Climatisation  
A / C chaud

### Paramètre

Zone commerciale  
En bord de mer  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
En bord de mer  
Ville  
De banlieue  
Port  
Près de la forêt  
Marina  
Près de Marina  
Complexe de plage de première ligne

### Condition

Excellent

### Piscine

Communautaire

### Cuisine

Entièrement équipé

### Jardin

Communautaire  
Private

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée  
Safe

### Parking

Souterrain  
Garage  
Private  
Covered  
Plus d'un

### Services publics

Électricité

### Catégorie

Réduite  
Maisons de vacances  
Investissement  
Marchander  
En bord de mer



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Bon marché

Affligé

Luxe

Revente