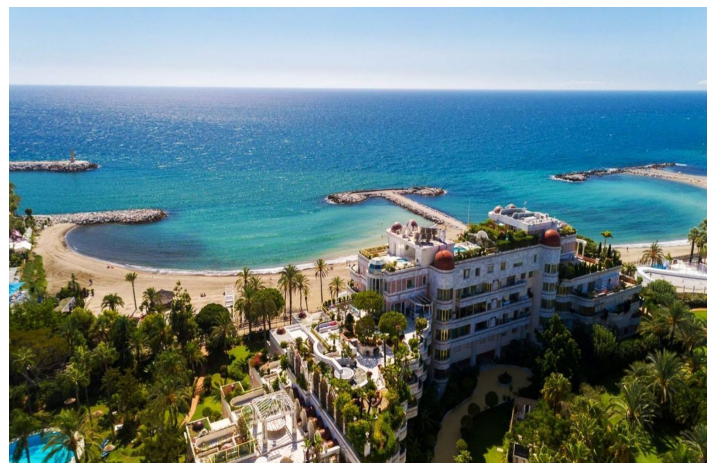




## Townhouse for sale in Puerto Banús, Marbella

**4,600,000 €**

Reference: R4298176   Bedrooms: 6   Bathrooms: 6   Build Size: 560m<sup>2</sup>   Terrace: 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 subdivided 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 (145m<sup>2</sup> each) + 2 x 1 bed apartments (130 m<sup>2</sup> each) each with their own entrances. We can provide an Example of a merged 4 units / 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'Albión also has underground parking for the owners' total peace of mind. Surrounding this majestic building is the glamorous Puerto Banús, 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 1300€ to the month, IBI 7386.52€ 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi  
Restaurant On Site

### Views

Sea  
Panoramic  
Garden  
Beach

### Orientation

South East

### Climate Control

Air Conditioning  
Hot A/C

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Suburban  
Port  
Close To Forest  
Marina  
Close To Marina  
Front Line Beach Complex

### Condition

Excellent

### Pool

Communal

### Kitchen

Fully Fitted

### Garden

Communal  
Private

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Parking

Underground  
Garage  
Private  
Covered  
More Than One

### Utilities

Electricity

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Beachfront





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Cheap  
Distressed  
Luxury  
Resale