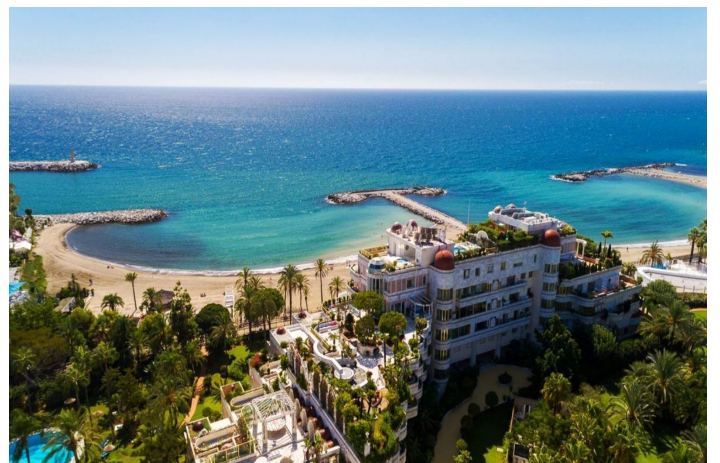




## Townhouse for sale in Puerto Banús, Marbella

**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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Pavimenti in marmo  
Reception 24 ore  
Armadi a muro  
Wifi  
Ripostiglio  
Jacuzzi  
Ristorante in loco

### Viste

Mare  
Panoramica  
Giardino  
Spiaggia

### Orientamento

Sud -est

### Climate Control

Aria condizionata  
Caldo a/c

### Collocamento

Area commerciale  
Vicino alla spiaggia  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Sulla spiaggia  
Città  
Suburban  
Porta  
Vicino alla foresta  
Porto  
Vicino al porto  
Complesso in prima linea di spiaggia

### Condizione

Eccellente

### Piscina

Condominiale

### Cucina

Completamente arredata

### Giardino

Condominiale  
Privato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Persiane elettriche  
Citofono  
Cassaforte

### Parcheggio

Sotterraneo  
Garage  
Privato  
Coperto  
Più di uno

### Utility

Elettricità

### Categoria

Reduced  
Case di vacanza  
Investimento  
Affare  
Fronte mare





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Cheap  
Distressed  
Lusso  
Rivendita