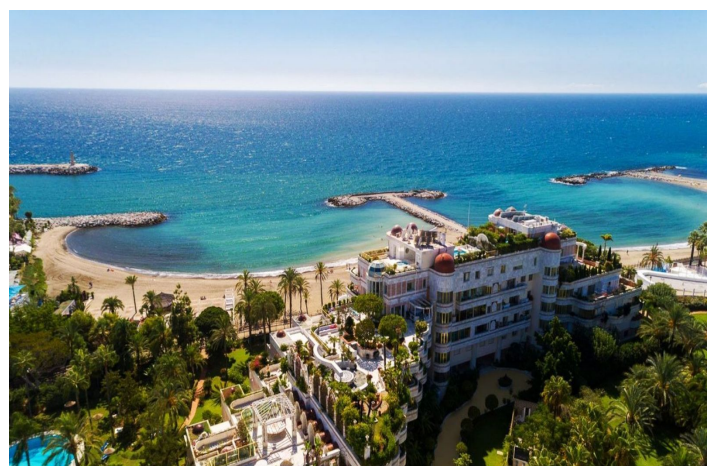




Townhouse for sale in Puerto Banús, Marbella

4.600.000 €Reference: R4298176 Bedrooms: 6 Bathrooms: 6 Build Size: 560m² Terrace: 60m²



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.



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



Cheap
Distressed
Lusso
Rivendita