

# Ground Floor Apartment for sale in Puerto Banús, Marbella

4,200,000 €

Reference: R2768600 Bedrooms: 6 Bathrooms: 6 Build Size: 663m<sup>2</sup>





## Costa del Sol, Puerto Banús

This unique large beachfront garden duplex occupies the front line to the beach only steps away from a private gate onto the promenade in Puerto Banus. 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 exist 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. 3 underground parking spaces included. The complex also offers a large communal swimming pool and direct beach access. A unique set-up right on the beachfront in Puerto Banus.

## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Utility Room  
Jacuzzi  
Barbeque  
Near Mosque  
Near Church

### Views

Sea  
Panoramic  
Beach

### Pool

Communal

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Orientation

South

### Setting

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

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal

### Category

Reduced  
Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale