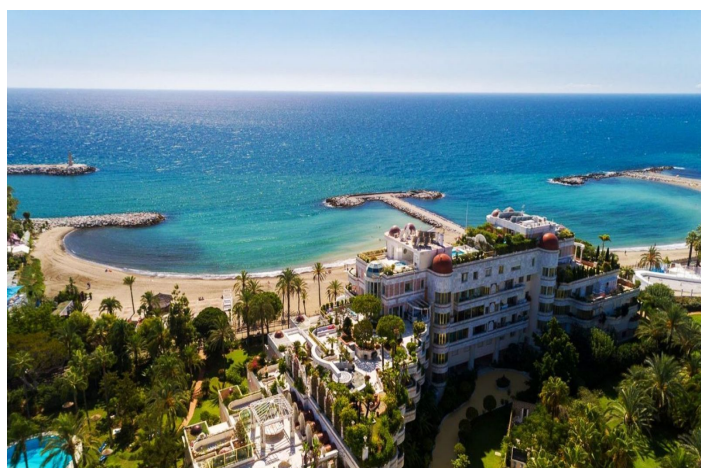


## Townhouse til salg i Puerto Banús, Marbella

3.950.000 €

Reference: R4298176 Soveværelser: 6 Badeværelser: 6 Byg Størrelse: 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 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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Marmorgulve  
24 timers modtagelse  
Monterede garderober  
Wifi  
Værktøjsrum  
Jacuzzi  
Restaurant på stedet

### Synspunkter

Hav  
Panoramisk  
Have  
Strand

### Orientering

Sydøst

### Klimakontrol

Aircondition  
Varm aircondition

### Indstilling

Kommercielt område  
Strandside  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Beachfront  
By  
Forstæder  
Havn  
Tæt på skov  
Marina  
Tæt på marina  
Front Line Beach Complex

### Tilstand

Fremragende

### Pool

Kommunal

### Køkken

Fuldt monteret

### Have

Kommunal  
Privat

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem  
Elektriske persienner  
Indgangstelefon  
Sikker

### Parkering

Underjordisk  
Garage  
Privat  
Dækket  
Mere end en

### Hjælpeprogrammer

Elektricitet

### Kategori

Reduceret  
Holiday Homes  
Investering  
Godt køb  
Beachfront  
Billig

Nødlidende  
Luksus  
Videresalg