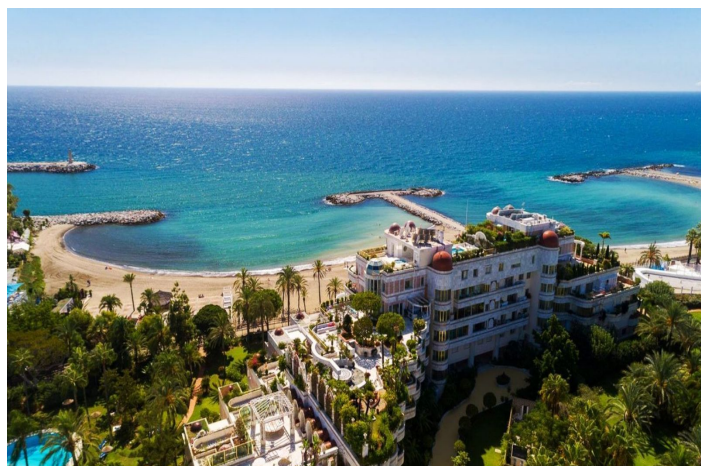




Townhouse for sale in Gray D´Albion, Puerto Banús, Marbella

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 Puerto Banus beach. Large townhouses 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 sandy beach of Puerto Banus, This 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 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 4 units / duplexes together, which is all merged together as one big Semi detached townhouse (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 This gated community has 24 hour security, video camera surveillance and video intercom. Community 13006 /month, IBI 7386.526 /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 incomes 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 CURRENTLY 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



Cheap
Distressed
Luxury
Resale