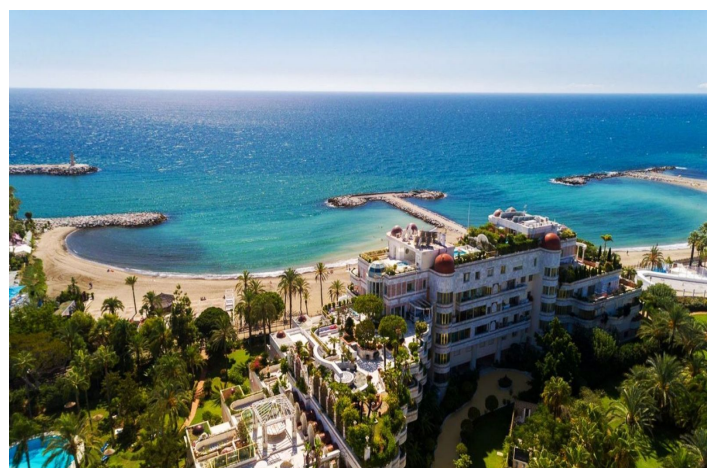


## Geschakelde Woning te koop in Puerto Banús, Marbella

3.950.000 €

Referentie: R4298176 Slaapkamers: 6 Badkamers: 6 Perceelgrootte: 560m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij transport  
Privéterras  
Opslagruimte  
Marmeren vloeren  
24 -uurs receptie  
Gemonteerde kasten  
Wifi  
Bijkeuken  
Jacuzzi  
Restaurant ter plaatse

### Uitzicht

Zee  
Panoramisch  
Tuin  
Strand

### Zwembad

Gemeenschappelijk

### Beveiliging

Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon  
Veilig

### Categorie

Verminderd  
Vakantiehuisen  
Investering  
Koopje  
Aan het strand  
Goedkoop

### Zonorientatie

Zuidoost

### Ligging

Commercieel gebied  
Strand  
Dicht bij de poort  
Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Aan het strand  
Dorp  
Voorsteden  
Haven  
Dicht bij bos  
Jachthaven  
Dicht bij jachthaven  
Frontlinie strandcomplex

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds  
Garage  
Privé  
Bedekt  
Meer dan één

### Klimaatbeheersing

Airconditioning  
Hete a/c

### Huidige Staat

Uitstekend

### Tuin

Gemeenschappelijk  
Privé

### Voorzieningen

Elektriciteit

Verdrietig

Luxe

Wederverkoop