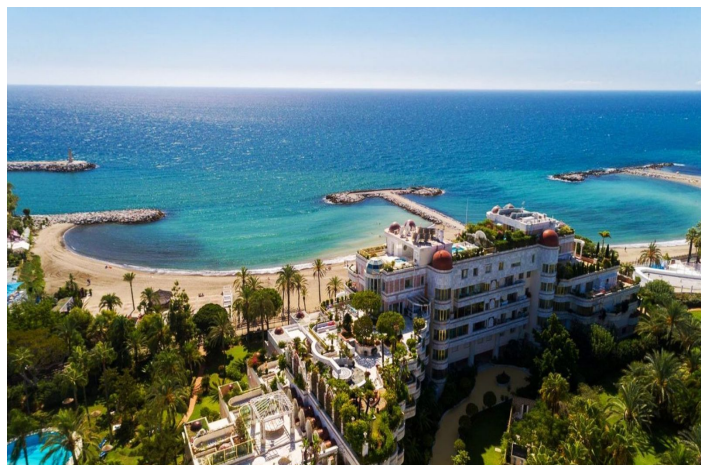




Townhouse for sale in Puerto Banús, Marbella

4.600.000 €

Referencia: R4298176 Dormitorios: 6 Baños: 6 Construido: 560m² Terraza: 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'Albión also has underground parking for the owners' total peace of mind.

Surrounding this majestic building is the glamorous Puerto Banús, 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.



Características:

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Terraza Cubierta
Cerca de Transporte
Terraza Privada
Trastero - Almacén
Suelos de Mármol
24 Horas Recepción
Armarios Empotrados
WiFi
Lavadero
Jacuzzi
Restaurant

Vistas

Vistas al Mar
Vistas Panorámicas
Vistas a Jardín
Vistas a Playa

Orientación

Orientación Sureste

Climatización

Aire Acondicionado
A/A Caliente

Posición

Área Comercial
Lado de la Playa
Cerca de Puerto
Urbanización
Cerca del Mar
Cerca de Tiendas
Cerca de Ciudad
Cerca de Colegios
Primera línea de Playa
Ciudad
Suburbano
Puerto
Cerca de los Bosques
Marina
Cerca de Marina
Complejo 1ª Línea de Playa

Estado

Excelente estado de conservación

Piscina

Piscina Comunitaria

Cocina

Cocina Equipada

Jardin

Jardín Comunitario
Jardín Privado

Seguridad

Recinto Cerrado
Seguridad de 24 horas
Alarma
Persianas Eléctricas
Portero Automático
Caja fuerte

Aparcamiento

Parking Subterráneo
Garaje
Parking Privado
Parking Cubierto
More Than One

Servicios Públicos

Electricidad

Categoría

Reducido
Casas de vacaciones
Inversion
Ganga
Frente a la playa



Barato
Urge venta
Lujo
Reventa