



# Stadthaus zum Verkauf in Puerto Banús, Marbella

790.000 €

Referenz: R5380192 Schlafzimmer: 4 Badezimmer: 3 Garten: 166m<sup>2</sup> Terrasse: 50m<sup>2</sup>





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## Costa del Sol, Puerto Banús

### INVESTMENT OPPORTUNITY!

Exclusive Townhouse – Five Minutes' Walk to the Beach Between San Pedro and Puerto Banús

A rare opportunity to acquire a townhouse in one of the most sought-after locations on the Costa del Sol, just five minutes on foot from the beach and equidistant from San Pedro and Puerto Banús. The property occupies a semi-corner position overlooking a park and a pedestrian path, offering exceptional privacy and uninterrupted green views. The residence is set within a secure gated urbanisation featuring two communal swimming pools and beautifully maintained landscaped gardens.

The townhouse is currently being prepared for a comprehensive refurbishment. Until construction commences, the property is available at a preferential price – a rare opportunity to secure a home of this calibre in such a prime location. Once the project is launched, the price will be significantly revised.

### Layout and Features

The home comprises 3 bedrooms and 3 bathrooms, plus an attic space that can be adapted into a fourth bedroom, library or home office. A spacious covered terrace opens onto a private garden, beyond which lies an extensive communal garden area. An underground parking space is included in the price.

### Renovation Concept

Once refurbished, the townhouse will offer a contemporary luxury aesthetic: an open-plan kitchen, full-height sliding glass doors to the covered terrace, a bright and spacious living area, and fully updated installations.

### Flexible Purchase Options

Buyers may acquire the property at its current stage – with the freedom to design a fully bespoke interior – or opt for the completed turnkey project at a higher price point.

### Highlights

Notably low community fees for an area of this prestige. The property represents an excellent opportunity both for investors and for owners seeking to create a tailored home in one of the most desirable enclaves of the Costa del Sol.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Einstellungsschränke  
Restaurant vor Ort

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Privat

### Versorgungsunternehmen

Strom

### Orientierung

Ost

### Einstellung

Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Vor installierte a/c  
Heiße A/C.

### Zustand

Renovierung erforderlich

### Küche

Nicht angepasst

### Parken

Unterirdisch  
Privat