



## 6 Bed Townhouse For Sale

# €3,950,000

**Puerto Banús, Costa del Sol**

**Ref: R4298176**

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 subdivided 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...

Telephone: +34 637 87 73 78

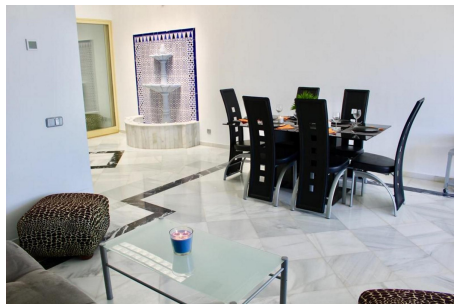
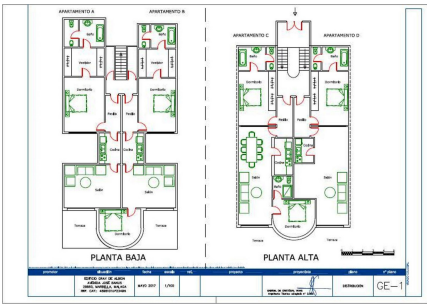
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

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# Gallery



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# Property Description

**Location:** Puerto Banús, Costa del Sol, Spain

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 subdivided 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 exist to recombine 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

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# Additional Info

For Sale	Beds: 6	Baths: 6
Type: Townhouse	Area: 620 sq m	Garden
Pool	Setting: Beachfront	Town
Suburban	Commercial Area	Beachside
Port	Close To Port	Close To Shops
Close To Sea	Close To Town	Close To Schools
Close To Forest	Marina	Close To Marina
Urbanisation	Front Line Beach Complex	Orientation: South East
Condition: Excellent	Pool: Communal	Climate Control: Air Conditioning
Hot A/C	Views: Sea	Beach
Panoramic	Garden	Covered Terrace
Fitted Wardrobes	Near Transport	Private Terrace
WiFi	Storage Room	Utility Room
Marble Flooring	Jacuzzi	24 Hour Reception
Restaurant On Site	Kitchen: Fully Fitted	Garden: Communal

Private	Security: Gated Complex	Electric Blinds
Entry Phone	Alarm System	24 Hour Security
Safe	Parking: Underground	Garage
Covered	More Than One	Private
Utilities: Electricity	Category: Bargain	Beachfront
Cheap	Distressed	Holiday Homes
Investment	Luxury	Reduced
Resale	Built Area : 620 sq m	

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