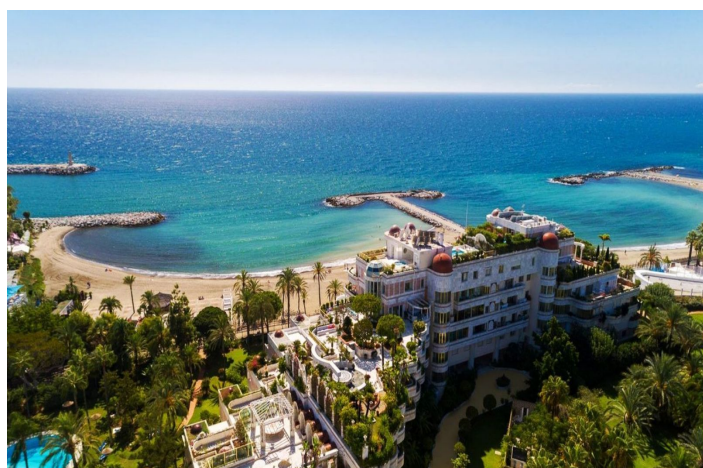




Maison de ville à vendre à Puerto Banús, Marbella

4 600 000 €

Référence: R4298176 Chambres: 6 Bain: 6 Construite: 560m² Terrasse: 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'Albi6n 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.



Spécification:

Caractéristiques

Terrasse couverte
Près du transport
Terrasse privée
Salle de stockage
Sol en marbre
Réception 24 heures
Armoires ajustées
Wifi
Buanderie
Jacuzzi
Restaurant sur place

Vues

Mer
Panoramique
Jardin
Plage

Orientation

Sud-Est

Climatisation

Climatisation
A / C chaud

Paramètre

Zone commerciale
En bord de mer
Près du port
Urbanisation
Près de la mer
Proche des magasins
Près de la ville
Près des écoles
En bord de mer
Ville
De banlieue
Port
Près de la forêt
Marina
Près de Marina
Complexe de plage de première ligne

Condition

Excellent

Piscine

Communautaire

Cuisine

Entièrement équipé

Jardin

Communautaire
Private

Sécurité

Complexe fermé
Sécurité 24 heures
Système d'alarme
Stores électriques
Téléphone d'entrée
Safe

Parking

Souterrain
Garage
Private
Covered
Plus d'un

Services publics

Électricité

Catégorie

Réduite
Maisons de vacances
Investissement
Marchander
En bord de mer



Bon marché
Affligé
Luxe
Revente