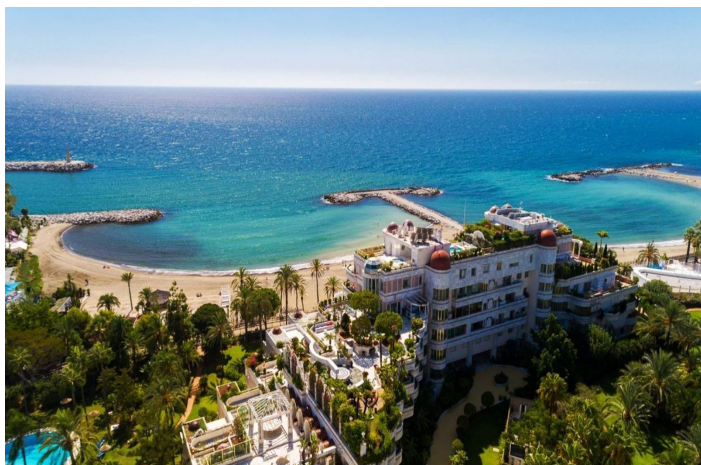




## Radhus till salu i Puerto Banús, Marbella

4 600 000 €

Referens: R4298176   Sovrum: 6   Badrum: 6   Bygga: 560m<sup>2</sup>   Terrass: 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'Albi3n 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.



## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Förråd  
Marmorgolv  
24 timmars mottagning  
Monterade garderober  
Wifi  
Förråd  
Jacuzzi  
Restaurang på plats

### Åsikter

Hav  
Panorama  
Trädgård  
Strand

### Orientering

Sydöst

### Miljö

Handelsområde  
Strandkant  
Nära hamnen  
Urbanisering  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
Strandkant  
Stad  
Förorts  
Hamn  
Nära skogen  
Marina  
Nära marina  
Front Line Beach Complex

### Kök

Fullmonterad

### Parkering

Underground  
Garage  
Privat  
Täckt  
Mer än en

### Klimatkontroll

Luftkonditionering  
Heta a/c

### Skick

Excellent

### Slå samman

Gemensam

### Säkerhet

Gated complex  
24 timmars säkerhet  
Larmsystem  
Elektriska persienner  
Posttelefon  
Säker

### Kategori

Nedsatt  
Fritidshus  
Investerings  
Förhandla  
Strandkant

### Trädgård

Gemensam  
Privat  
Verktyg  
Elektricitet





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Billig  
Bedrövad  
Lyx  
Återförsäljning