

**Sales - House - Puerto Banús**  
**1.145.000€**



**Ref.-ID: MIBGR5308672**

**Puerto Banús**

**House**

**Community: 1,440 EUR / year**

**IBI: 840 EUR / year**

**Rubbish: 92 EUR / year**



**4**



**4**



**259 m2**

Ultimate rental machine! Also a great investment for renovation. The famous Los Toreros urbanisation beside Marbella Arena This modernised 4-bedroom, 4-bathroom townhouse is thoughtfully distributed over two floors and is located within a small, friendly, and well-maintained community. The current owners have already begun upgrading and modernising the property, including the installation of a new fireplace and a newly fitted kitchen, creating a warm and contemporary living environment with plenty of potential to personalise further. On the ground floor, the home features a spacious living and dining area, the new kitchen, and one bedroom, making it ideal for guests or single-level living if required. The upper floor comprises three additional bedrooms, including the main bedroom, offering privacy and a practical family-friendly layout. This property is ideal as a permanent residence, holiday home, or investment, combining a sensible layout with ongoing modernisation in a welcoming community setting.

**Setting**

- ✓ Close To Shops

**Orientation**

- ✓ East
- ✓ South East

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Double Glazing

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds

**Parking**

- ✓ Street
- ✓ More Than One
- ✓ Communal
- ✓ Private

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale