

Sales - House - Puerto Banús  
790.000€



Ref.-ID: MIBGR5380192

Puerto Banús

House

Community: 1,884 EUR / year



4



2.5



163 m2

**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.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Beachside</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Renovation Required</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Pre Installed A/C</li> <li>✓ Hot A/C</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Restaurant On Site</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Not Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> <li>✓ Resale</li> </ul>				