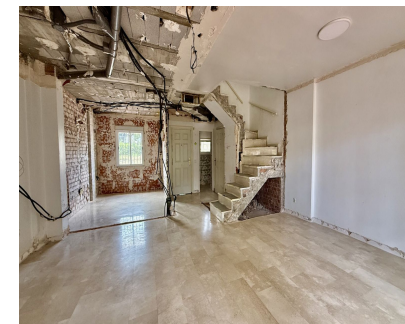


Sales - House - Puerto Banús
790.000€



Ref.-ID: MIBGR5380192

Puerto Banús

House

Community: 1,884 EUR / year



4



2.5



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