Sales - House - Puerto Banús

1.995.000€











Ref.-ID: MIBGR5523496 **Puerto Banús** **House**

Community: 6,420 EUR / year **IBI: 2,212 EUR / year** **Rubbish: 231 EUR / year** **5** **4** **461 m2**

Located in La Alzambra, just moments from Puerto Banús, this substantial five-bedroom townhouse occupies a privileged elevated position within a secure 24-hour gated community, offering generous proportions, a large private plot and excellent privacy. With a total built area of 461 m², the property offers five bedrooms, three of them with en-suite bathrooms, together with a completely independent 48 m² apartment on the lower level with its own private entrance. This additional accommodation provides excellent flexibility for staff, guests or extended family. The main living areas are bright and spacious, connecting naturally with the private garden and swimming pool. A recently renovated kitchen introduces a clean contemporary feel, while the property has also benefited from several important upgrades, including a completely renewed roof, new water filtration systems and recent interior and exterior painting. The townhouse is equipped with an Airzone climate control system throughout, allowing individual temperature management across the different areas of the home. One of the property's most distinctive features is its rooftop terrace, which enjoys open sea views and includes a private office, creating a quiet and separate workspace away from the main living areas. Outside, the generous private plot offers a garden, private swimming pool and several areas for relaxing and entertaining, while the elevated position within the development enhances the sense of privacy. The property also includes a private garage for one vehicle, with additional parking available directly outside the house. Its location is particularly convenient, with Puerto Banús, Nueva Andalucía and the beach all within walking distance. Some of Marbella's best-known golf courses, including Los Naranjos, Aloha and Las Brisas, are also just a short drive away. Combining substantial interior space, extensive private outdoor areas, an independent apartment and an exceptional location within walking distance of Puerto Banús, this townhouse offers a rare combination of space, privacy and convenience. LET US MOVE YOU!

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Basement

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Luxury