

# Sales - House - Puerto Banús

## 790.000€

**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.

### Setting

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

- ✓ Pre Installed A/C
- ✓ Hot A/C

### Kitchen

- ✓ Not Fitted

### Utilities

- ✓ Electricity

### Orientation

- ✓ East

### Views

- ✓ Garden

### Garden

- ✓ Private

### Category

- ✓ Investment
- ✓ Resale

### Condition

- ✓ Renovation Required

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Restaurant On Site

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ Private











































