



## Townhouse for sale in Puerto Banús, Marbella

790,000 €

Reference: R5380192 Bedrooms: 4 Bathrooms: 3 Build Size: 163m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Puerto Banús

### 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Restaurant On Site

### Views

Garden

### Pool

Communal

### Garden

Private

### Utilities

Electricity

### Orientation

East

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Investment  
Resale

### Climate Control

Pre Installed A/C  
Hot A/C

### Condition

Renovation Required

### Kitchen

Not Fitted

### Parking

Underground  
Private