



## TOWNHOUSE 4 BEDROOMS 2.5 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5380192 €848,000

BEDS

4

BATHS

2.5

BUILT

163 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

### 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

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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

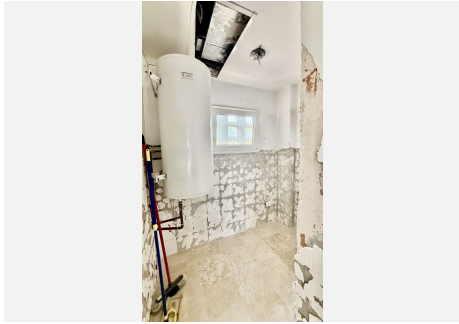
Once refurbished, the townhouse will offer a contemporary luxury aesthetic: an open-plan kitchen, full-height sliding glass doors to the covered terrace, a bright and spacious living area, and fully updated installations.

## 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.

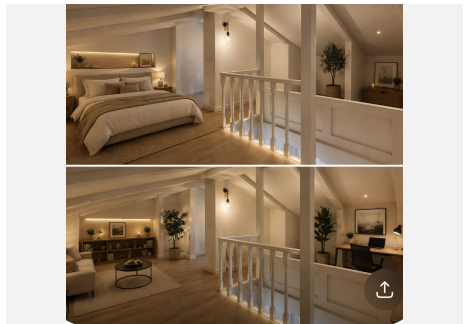
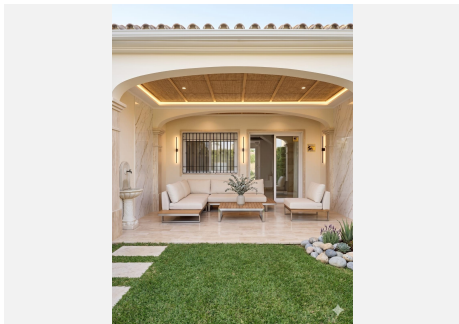
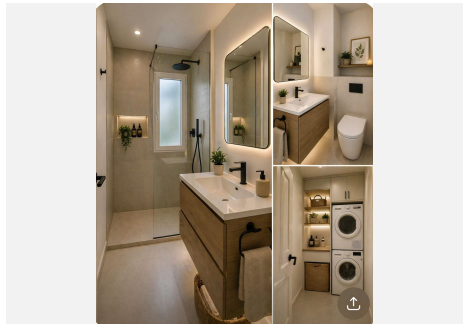
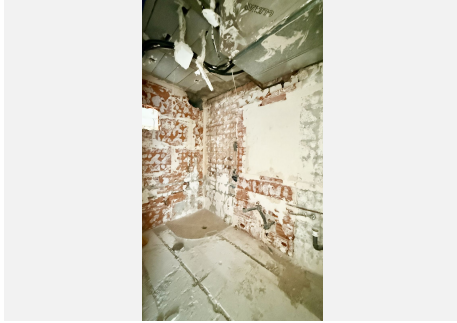
## Highlights

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.



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