



Ref.-ID: R5347750

Puerto Banús

House

Community: 3,900 EUR / year

IBI: 1,900 EUR / year

Rubbish: 180 EUR / year



2



3.5



289 m2

Discover this elegant 4-floor, 2-bedroom townhouse perfectly situated in one of Nueva Andalucía's most sought-after locations. Just steps away from the Puerto Banús Casino and within easy walking distance of all essential services, this property offers the ideal blend of comfort, convenience, and Mediterranean lifestyle. Set within a private, charming urbanization, residents enjoy access to a beautifully maintained communal swimming pool and lush gardens, all shared among only a few neighbors—ensuring peace, privacy, and exclusivity. Surrounded by a wide variety of cafés, shops, business areas, and hotels, the home is just minutes from the heart of Puerto Banús, its golden beaches, and the world-famous marina. Whether you're seeking vibrant nightlife, upscale shopping, or seaside relaxation, everything is right at your doorstep. The townhouse boasts multiple private terraces—both covered and uncovered—along with an impressive rooftop terrace offering open-air space ideal for sunbathing or entertaining. Perfect as a permanent residence, holiday home, or investment opportunity, this property delivers exceptional lifestyle value in one of Marbella's most prestigious areas. Underground garage space included

Setting

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

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

Utilities

- ✓ Electricity
- ✓ Gas

Orientation

- ✓ West

Furniture

- ✓ Optional

Category

- ✓ Investment
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary

Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

Kitchen

- ✓ Fully Fitted

Pool

- ✓ Communal

Garden

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Security

- ✓ Gated Complex
- ✓ Electric Blinds

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Urban
- ✓ Street

Parking

- ✓ Underground
- ✓ Garage
- ✓ Private