



Sales - House - Puerto Banús
540.000€

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Ref.-ID: R5461909

Puerto Banús

House

Community: 3,072 EUR / year IBI: 1,000 EUR / year

Rubbish: 200 EUR / year



3



3.5



218 m2



120 m2

Spacious Three Bedroom Townhouse with Private Garage in a Secure Gated Community | Marbella, Málaga This attractive three bedroom semi-detached townhouse offers generous living accommodation arranged across three levels, combining a practical family layout with traditional Mediterranean character in a secure and peaceful residential setting. The main living level has been designed with everyday comfort in mind, featuring a spacious living and dining area connected to the kitchen, together with a convenient guest cloakroom. Double-glazed windows provide plenty of natural light, while white lacquered interior carpentry and marble flooring create a bright, timeless finish throughout the principal living spaces. The first floor is dedicated to the sleeping accommodation and comprises three well-proportioned bedrooms and two bathrooms. Marble flooring continues throughout the bedrooms, while the bathrooms feature marble finishes and practical contemporary fittings. A particularly useful feature of the property is the lower level, which provides a private garage together with a separate storage room. This additional space makes the home especially well suited to permanent family living or extended stays on the Costa del Sol. Comfort is further enhanced by ducted air conditioning, while the gated residential setting benefits from 24-hour security, providing additional privacy and peace of mind. The property has a registered constructed area of approximately 217.91 m² and has been maintained in good overall condition, offering an excellent opportunity for buyers looking for a substantial home that can be enjoyed immediately while still providing scope to personalise or modernise to individual tastes. The property is currently rented on a long term basis for €2.100 per month, and the property can either be purchased with the tenant or the tenant will leave the property if preferred. Ideally suited as either a permanent residence or spacious second home, the property combines generous accommodation, private parking and a secure residential environment with convenient access to the amenities, beaches, golf courses and lifestyle for which Marbella and the Costa del Sol are renowned. Property Highlights * Three bedrooms * Two bathrooms plus guest cloakroom * Approximately 217.91 m² registered constructed area * Accommodation arranged across three levels * Private garage * Separate storage room * Ducted air conditioning * Marble flooring * Double glazing * Secure gated residential setting with 24-hour security * Built in 2001 * Excellent potential as a permanent residence or second home **please note that build, terrace and garden sizes are approximate**

Setting

- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Features

- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Utilities

- ✔ Electricity

Orientation

- ✔ West

Furniture

- ✔ Fully Furnished
- ✔ Optional

Category

- ✔ Bargain
- ✔ Cheap
- ✔ Distressed
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale

Condition

- ✔ Good

Kitchen

- ✔ Fully Fitted

Pool

- ✔ Communal

Garden

- ✔ Communal
- ✔ Private

Climate Control

- ✔ Air Conditioning

Security

- ✔ Gated Complex

Views

- ✔ Mountain
- ✔ Garden

Parking

- ✔ Garage