

PUERTO BANÚS

649,950 €

REFERENCE R4694014

Exclusive Townhouse in Puerto Banús: A Premier Marbella Investment

4	4	128 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled investment opportunity within a magnificent townhouse, perfectly poised in one of Marbella's most coveted locales. Nestled just moments from the vibrant heart of Puerto Banús, this property represents not just a home, but a gateway to a luxurious Mediterranean lifestyle and a sound financial venture in one of Southern Spain's most prestigious destinations.

Marbella, renowned globally for its glamour, stunning coastline, and exquisite lifestyle, offers an idyllic setting for discerning individuals. Puerto Banús, its crown jewel, epitomizes sophistication with its world-class marina, designer boutiques, gourmet restaurants, and bustling nightlife. This prime location ensures that every amenity, from pristine beaches to championship golf courses, is within effortless reach. Imagine waking up to the gentle Spanish sun, enjoying a leisurely breakfast, and then strolling to the marina to admire luxury yachts, or heading to a nearby beach club for a day of relaxation. This townhouse places you at the very nexus of this desirable existence, making it an incredibly attractive proposition for both personal enjoyment and rental potential.

Ground Floor: Elegant Living and Seamless Indoor-Outdoor Flow

The journey into this exquisite residence begins with a charming terrace entrance directly from the street, offering a private and welcoming approach to the home. Stepping inside, you are greeted by an inviting entrance hall that sets a tone of refined comfort. To your immediate left, a beautifully designed kitchen awaits. Bathed in an abundance of natural light, this bright and airy space is both practical and aesthetically pleasing, providing an inspiring environment for culinary creativity. Adjacent to the kitchen, a discreetly located utility area houses the washing machine, ensuring convenience without compromising on style. A full, elegantly appointed bathroom on this floor serves visitors, adding to the thoughtful functionality of the layout.

The heart of the ground floor is undeniably the very spacious living room. This expansive and inviting area boasts a charming fireplace, creating a warm and intimate ambiance perfect for cooler evenings or simply adding a touch of classic elegance. Large glass doors seamlessly connect the living room to a private, generously sized terrace. This outdoor sanctuary offers serene views over the meticulously manicured gardens and one of the communal swimming pools, providing an ideal setting for al fresco dining, entertaining guests, or simply unwinding with a book. The direct access ensures a harmonious blend of indoor and outdoor living, allowing you to fully embrace the Mediterranean climate.

First Floor: Luxurious Retreats and Panoramic Vistas

An elegant staircase ascends to the first floor, where the private quarters of the home are situated, comprising four beautifully appointed bedrooms designed for ultimate comfort and tranquility. This level is home to two opulent master bedrooms, each boasting its own en-suite bathroom, offering a private haven for relaxation.

One of these magnificent en-suite master bedrooms features a private terrace that overlooks the sparkling swimming pool and the lush, verdant gardens. This balcony serves as a perfect spot for enjoying morning coffee or evening cocktails while soaking in the picturesque surroundings. The second master bedroom, also en suite, is characterized by a grand window that floods the space with abundant natural light, offering equally captivating views of the serene garden and refreshing pool below, creating a bright and uplifting atmosphere.

The third and fourth bedrooms are equally impressive, each generously sized and benefiting from ample natural light and exterior views that provide a sense of openness and serenity. Both rooms are equipped with spacious fitted wardrobes, offering practical storage solutions. These versatile rooms are perfect for children, guests, or could easily be converted into a home office or a personal gym, adapting to your lifestyle needs. A modern and elegantly designed bathroom, conveniently located in the hallway, serves these two bedrooms, ensuring comfort and privacy for all residents and guests.

Exquisite Gardens, Resort-Style Amenities, and Secure Parking

Beyond the private terraces, the communal areas of this exclusive development are a true extension of the luxury experience. The meticulously maintained gardens are a vibrant tapestry of lush greenery, fragrant fruit trees, and an array of colourful

flowers, creating a tropical paradise that invites leisurely strolls and moments of peaceful reflection. Within these stunning grounds, you will find two expansive, resort-style swimming pools, offering ample space for both invigorating swims and relaxed sunbathing. These magnificent pools provide the perfect setting for enjoying the glorious Southern Spanish sunshine with family and friends, fostering a sense of community and leisure.

Adding to the convenience and peace of mind, the property benefits from secure, private underground parking. This essential feature not only protects your vehicle but also ensures ease of access and contributes to the overall exclusivity and safety of the development.

This remarkable townhouse represents an exceptional investment opportunity in one of Marbella's most sought-after locations. Its prime position near Puerto Banús, combined with its luxurious interiors, spacious layout, and superb communal amenities, makes it an irresistible proposition for those seeking a premium lifestyle or a lucrative asset in the prestigious real estate market of Southern Spain. Embrace the epitome of Mediterranean living.

Details

Reference	R4694014	Property Type	Terraced Townhouse
Status	Sale	Price	649,950 €
Bedrooms	4	Bathrooms	4
Build size	128 m²	Plot Size	–
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Parking, Resale