(+34) 951 621 899

info@marbellastarhomes.com

# Terraced Townhouse

Puerto Banús




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| Rooms: 3 | Bathrooms: 2 | M²: 133 | Price: 500,000 € |
| Status: Sale | Property Type: Terraced Townhouse | Reference: R5384701 | Publish date: 01.06.26 |

Overview:Townhouse-Style Duplex Near Puerto Banús – Huge Garden Sanctuary & Reform Potential Just approximately 500 metres from the beach and moments from Puerto Banús, Hard Rock Hotel, Vovem Steakhouse and Centro Plaza, this charming 3-bedroom, 2-bathroom townhouse-style duplex offers a rare opportunity to create a beautiful lifestyle home or high-potential investment in one of Marbella's most desirable walkable locations. Tucked away within a peaceful Andalusian-style community in the heart of Nueva Andalucía, the property enjoys a surprisingly tranquil and private atmosphere surrounded by mature greenery, lush gardens and charming pueblo-style architecture, while remaining close to beaches, restaurants, beach clubs, nightlife and all amenities. The home benefits from direct ground-level access with parking conveniently located directly outside the entrance, giving it the feel of a small private house rather than a typical apartment. Inside, the layout is bright and characterful, featuring an open living space with spiral staircase leading to an upper loft-style third bedroom or flexible second living area, creating a unique townhouse-style feel rarely found in this location and price range. A private terrace overlooks the beautifully maintained communal gardens below, while the low-density urbanisation

offers peaceful pathways, mature landscaping and authentic Mediterranean charm. The property is currently in largely original condition and would benefit from modernisation, offering excellent scope to significantly enhance both value and lifestyle appeal through renovation. With strong demand for updated homes in walkable Nueva Andalucía locations close to the beach and Puerto Banús, this represents an exciting opportunity for buyers seeking long-term upside in one of Marbella's most desirable areas. A unique reform opportunity combining location, lifestyle, charm and future potential just moments from the beach and Puerto Banús.

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Features:

Pool, Air conditioning, None, None, Parking, None, None, None