



Virtual Re Design / Re-diseño virtual

**PANR-16367**

AZALEA BEACH, MARBELLA - PUERTO BANUS, MALAGA,  
SPAIN

**€849,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## PANR-16367

AZALEA BEACH, MARBELLA - PUERTO  
BANUS, MALAGA, SPAIN

Investment opportunity in El Lago, a residential development located within the sought-after La Pepina area, offering a refined coastal lifestyle just a short walk from the beach, the promenade, and a wide range of amenities. Set within a quiet and well-maintained gated community of only 25 townhouses, the development features classic Mediterranean architecture, mature landscaped gardens, and two communal swimming pools. The property is positioned to make the most of natural light and outdoor living. It offers a spacious front porch with a small private garden, overlooking the communal gardens while maintaining a good level of privacy thanks to its position within the complex.

**Built: 125 m2,**  
**Plot: 49 m2,**  
**Pool: Communal,**  
**Garden: Communal,**  
**Garage: Private,**  
**Orientation: E**

**€849,000**



Virtu

Additional outdoor areas include a balcony off the main bedroom with views towards the pool and gardens, as well as a Juliet balcony from one of the guest bedrooms overlooking green areas and a pedestrian pathway leading directly to the beach promenade. The house is currently in a partially renovated condition, providing a clear opportunity to personalise and add value. Works already completed include the removal of the original kitchen, opening up the living area to create a more modern layout, and preparation for new bathrooms. Distributed over three levels, the layout is practical and flexible. The ground floor comprises an open-plan living and dining area with direct access to the porch, along with a laundry room and guest bathroom. The first floor offers three bedrooms, including a master suite with en-suite bathroom, while the remaining bedrooms share a bathroom. The top floor features a large additional room of approximately 40 m<sup>2</sup>, suitable as a fourth bedroom, office, or multipurpose space. There is also the opportunity to create a basement by excavating below the ground floor for further rooms. In addition, the price includes a private parking space in the communal underground garage. The location is one of the key strengths of the property.



Positioned between Puerto Banús and San Pedro de Alcántara, it provides easy access to services, restaurants, and lifestyle amenities. Within walking distance are the beach, promenade, and Puerto Banús, known for its marina, boutiques, and dining. The Golden Mile, beach clubs, supermarkets, and international schools are all close by, making this an ideal option for both permanent living and investment.



