Sales - Apartment - Puerto Banús

700.000€











Ref.-ID: MIBGR4688155 **Puerto Banús** **Apartment**

Community: 1,704 EUR / year **IBI: 615 EUR / year** **Rubbish: 135 EUR / year** **1** **2** **120 m2**

Spacious Apartment with Marina Views in the Heart of Puerto Banús A special opportunity to experience the authentic Puerto Banús lifestyle, just steps from the sea and surrounded by the boutiques, restaurants and amenities that have made this iconic marina one of the most renowned destinations on the Costa del Sol. This spacious apartment offers 120 m² of built area and enjoys a privileged south-southeast orientation with pleasant views of the sea and marina. The property stands out for its abundance of natural light, with windows on both sides of the building, as well as its generously sized living/dining area and bedroom. The apartment currently comprises one exceptionally spacious bedroom and two bathrooms, one of them en suite, while offering interesting possibilities for redistribution to adapt the property to the needs of its new owner. The apartment has undergone a comprehensive renovation and is in good condition. It features a modern fully equipped kitchen, renovated bathrooms, parquet flooring, double glazing and hot/cold air conditioning, combining the character of the original Puerto Banús buildings with a comfortable and updated interior. The property also includes a private parking space in the underground garage, a particularly valuable feature in this location. The building has a lift and adapted access for people with reduced mobility. The location is hard to beat: right in the heart of Puerto Banús, on the second line from the marina and just metres from the promenade and beach, with leading international designer boutiques, restaurants, cafés and every amenity literally on your doorstep. A property with character in an exceptional location, ideal as a Puerto Banús residence, a second home on the Costa del Sol or an investment in one of Marbella's most established and internationally recognised property markets.

Setting
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Marina
- ✔ Close To Marina

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Port Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Restaurant On Site

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water