Sales - Apartment - Puerto Banús

945.000€











Ref.-ID: MIBGR5259643 **Puerto Banús** **Apartment**

Community: 4,560 EUR / year **IBI: 1,346 EUR / year** **Rubbish: 371 EUR / year** **3** **2** **118 m2**

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas. The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price. This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Views
- ✔ Garden Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Private Parking

Category
- ✔ Luxury