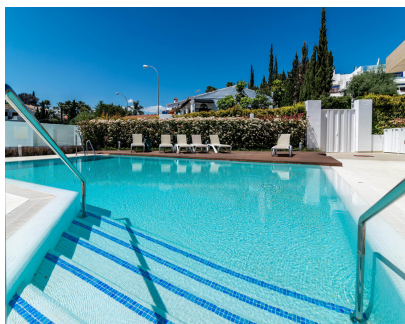


**Sales - Apartment - Puerto Banús**  
**975.000€**



**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

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Orientation**

- ✓ South

**Kitchen**

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

**Condition**

- ✓ Excellent
- ✓ New Construction

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System

**Views**

- ✓ Garden

**Parking**

- ✓ Private

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom

**Category**

- ✓ Luxury