

## Sales - Apartment - Puerto Banús

**475.000€**



**Ref.-ID: MIBGR5292025**

**Puerto Banús**

**Apartment**

**Community: 2,100 EUR / year**

**IBI: 1,000 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**90 m<sup>2</sup>**

Beachside Apartment in Puerto Banús Located in the heart of vibrant Puerto Banús, this renovated top-floor apartment with 2 bedrooms offers easy access to the beach—just a short walk away. Also within walking distance is the famous marina, known for its luxury yachts, exclusive boutiques, and lively beach clubs. The spacious terrace provides a tranquil retreat with views over the garden and swimming pool. The apartment features a fully equipped open-plan kitchen with modern appliances, as well as hot and cold air conditioning for year-round comfort. The community offers both covered and uncovered parking options. It has a tourist license, making it ideal for rental investment.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Tennis Court
- ✓ Ensuite Bathroom

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South West

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Communal

**Category**

- ✓ Bargain
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Reduced
- ✓ Resale