Sales - Apartment - Puerto Banús

640.000€











Ref.-ID: MIBGR5455159 **Puerto Banús** **Apartment**

Community: 1,800 EUR / year

2 **2** **100 m2**

xclusive Apartment in Puerto Banús with Corner Terrace and Garage Included Discover this magnificent home located in one of the most exclusive areas of the Costa del Sol: Puerto Banús. An elegant and bright first-floor apartment, ideal as a permanent residence, second home, or investment with great profitability potential. The property features 2 spacious bedrooms and 2 full bathrooms, designed to offer comfort and functionality. The living-dining room, spacious and filled with natural light, opens onto a fantastic corner terrace, a privileged space to enjoy the Mediterranean climate all year round. Among its excellent qualities are the marble floors and air conditioning, which add comfort and elegance to the home. Additionally, it includes a garage space, an essential added value in a location as sought-after as Puerto Banús. The urbanization boasts complete common areas, designed for enjoying an exclusive lifestyle, with a swimming pool, paddle tennis court, fully equipped gym, and 24-hour security, guaranteeing peace of mind and well-being for its residents. Its privileged location allows access in just a few minutes to beaches, the marina, restaurants, golf courses, luxury boutiques, and all necessary services Middle Floor Apartment, Puerto Banús, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 100 m², Terrace 20 m². Setting : Commercial Area, Beachside, Port, Close To Port, Close To Shops, Close To Sea, Close To Schools, Marina, Close To Marina, Urbanisation. Orientation : South East. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Urban. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Paddle Tennis, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, 24 Hour Reception, Courtesy Bus, Near Mosque, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Underground, Garage, Covered, Private. Category : Resale.

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

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Paddle Tennis
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Courtesy Bus
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

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

Category
- ✔ Resale