MIBGROUP.ES

## Sales - Apartment - Puerto Banús

## 945.000€

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**Ref.-ID: MIBGR4391587** | **Puerto Banús** | **Apartment**

**Community: 2,592 EUR / year** | **IBI: 1,350 EUR / year** | **Rubbish: 90 EUR / year**

**3** | **3** | **185 m2**

COMPLETELY RENOVATED PENTHOUSE NEAR PUERTO BANUS & MARBELLA WITH FANTASTIC VIEWS This penthouse has panoramic free views over the sea, coast and mountain. Terrazas del Rodeo is a private urbanization with 24/7 security. Here you will find two swimming pools, tennis courts, and a children's play area. It is within walking distance of amenities, the beach and Puerto Banús. This luxurious apartment has a large living-dining room that leads to the terrace, which gives it a lot of natural light, a very spacious fully equipped kitchen, three bedrooms and three bathrooms. The property is sold with a parking space and a storage room. Please note: While the apartment itself has been completely renovated, the communal areas of the complex are in need of some upgrading, including painting and general maintenance. These improvements are scheduled to be carried out as soon as possible. The Area Puerto Banús, known as The Port, is a renowned paradise worldwide. Located to the West of Marbella town. Here you'll find exclusive designer boutiques, the most extravagant and costly yachts, and a stunning display of luxurious cars. It is also famous for its glamorous nightlife, with an abundance of clubs, bars, piano bars, and pubs. You can enjoy the lovely beaches, shopping or savor a delightful lunch at one of the port's world-class restaurants. Adjacent to Puerto Banús you have Nueva Andalucía, an extensive urbanization that has become a residential haven for many foreigners, particularly British and Scandinavian expatriates. It is often referred to as The Golf Valley due to its concentration of renowned golf courses and offers an array of excellent dining options and supermarkets. Transport within the port is primarily on foot, as everything is conveniently within walking distance. For those who prefer beachside relaxation, Puerto Banús' promenades provide picturesque strolls and opportunities for cycling and rollerblading. The area is home to an array of restaurants, catering to every culinary preference. The beaches in Puerto Banús offer a high-end beach club experience, while simpler chiringuitos provide a more laid-back beach atmosphere. Sports enthusiasts have many options as well, with gyms, water sports, and renowned golf courses like Aloha, Las Brisas, and Los Naranjos in Nueva Andalucía. Tennis courts and lawn bowls are also available for those seeking diverse sporting activities. Overall, Puerto Banús and Nueva Andalucía and surrounding areas offer an opulent and diverse experience, appealing to visitors seeking luxury, entertainment, and relaxation on the beautiful Costa del Sol. Important information: Please note that the residential complex does not currently have a First Occupancy Licence (LPO). According to the seller’s legal adviser, this does not necessarily prevent the submission of a Declaración Responsable for tourist rental registration; however, obtaining and maintaining such registration cannot be guaranteed. Buyers for whom tourist rental is important are advised to obtain independent legal advice before proceeding with the purchase. Ask us for more info

**Setting**
- Town
- Port
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Marina
- Close To Marina
- Urbanisation

**Orientation**
- South Facing

**Condition**
- Excellent Condition
- Recently Renovated

**Pool**
- Communal Pool
- Childrens Pool

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

**Views**
- Sea Views
- Mountain Views
- Country Views
- Panoramic Views
- Garden Views
- Pool Views

**Features**
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Satellite TV
- WiFi
- Tennis Court
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Jacuzzi
- Double Glazing
- 24 Hour Reception
- Near Church
- Fiber Optic

**Furniture**
- Fully Furnished
- Optional Furniture

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden
- Landscaped Garden
- Easy Maintenance Garden

**Security**
- Gated Complex
- Electric Blinds
- Entry Phone
- 24 Hour Security

**Parking**
- Underground Parking
- Private Parking

**Utilities**
- Electricity

**Category**
- Holiday Homes
- Luxury
- Resale
- With Planning Permission
- Contemporary