

Sales - Apartment - Puerto Banús  
**620.000€**

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**Ref.-ID: MIBGR5329564**

**Puerto Banús**

**Apartment**

**Community: 1,680 EUR / year**

**IBI: 600 EUR / year**

**Rubbish: 120 EUR / year**



**2**



**2**



**95 m2**

Puerto Banús Exclusivity: Located in the heart of the Costa del Sol's most prestigious marina, this stunning 95 m<sup>2</sup> apartment in excellent condition offers a luxurious lifestyle just steps away from high-end boutiques, bars, restaurants, and beaches, while remaining remarkably quiet. West-facing, it features a bright living space opening onto a 14 m<sup>2</sup> covered terrace with pool views. This turnkey property is fully equipped with hot and cold air conditioning and double glazing, and benefits from premium amenities including a communal pool, a paddle tennis court, as well as 24-hour security with alarm, a concierge, and a private underground parking space. A rare opportunity for a second home or a high-yield rental investment in a highly sought-after area.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ West

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Resale

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Easy Maintenance

**Climate Control**

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

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Views**

- ✓ Pool

**Parking**

- ✓ Underground
- ✓ Private