

## Sales - Apartment - Puerto Banús

**565.000€**

**Puerto Banús**

**Apartment**

**Community: 2,520 EUR / year    IBI: 1,099 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**1**



**108 m2**

Opportunity !!!! super price; 2 bedroom apartment and a bathroom with sea views and west orientation, afternoon sun. Recently Reformed. It is located in the prestigious urbanization in Playas del Duque. It has nice living room and the kitchen equipped and integrated in the living room. The terrace is glazed and has the dining room and another seating area. The views are the pedestrian promenade of Lola Flores and its side, the sea. It's all outside and making a corner. It is impeccable has all the amenities including Air conditioning and Garage Square included in the perfect price to enter to live and excellent as an investment. The fantastic exclusive urbanization has direct access to the beach as it is on the front line of Playa la Urbanización. The gardens are magnificent, the garden has about 3 hectares, where there are pine trees and a variety of plants and flora, between the creek and pond with ducks. In the magnificent garden are distributed 3 swimming pools and 2 restaurants. The excellent urbanization has Concierge and 24h Security. what makes living here, in Playas del Duque is wonderful and everything a few meters from the beach, the Paseo and the most prestigious restaurants and shops in the world.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Partially Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ West

### Views

- ✓ Sea
- ✓ Panoramic
- ✓ Garden

### Garden

- ✓ Communal

### Category

- ✓ Beachfront
- ✓ Luxury

### Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Wood Flooring

### Security

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

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ Private









































