

## Sales - Apartment - Puerto Banús

# 499.000€

**Puerto Banús**

**Apartment**

**Community: 1,524 EUR / year**

**IBI: 817 EUR / year**



**2**



**2**



**97 m2**

□ 2-Bedroom Apartment for Sale in Locrimar, Nueva Andalucía see video tour link below Fantastic opportunity to purchase a 2-bedroom, 2-bathroom apartment with large terrace in the popular Locrimar development, ideally located in Nueva Andalucía, just minutes from Puerto Banús and the beach. Tourist licences allowed, this property will need refurbishment □  
Property Highlights: • 2 spacious bedrooms and 2 bathrooms • Bright living/dining area with access to a private terrace • Fully fitted kitchen (in need of updating) • Great layout with plenty of natural light Private Parking included Community Features: • Gated complex • Well-maintained gardens • Large communal swimming pool Prime Location: • Very close to Real Club Padel Marbella Gym • Walking distance to shops, restaurants, and amenities • Minutes from Puerto Banús, beaches, and golf courses

### Setting

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Marina

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace

### Security

- ✓ Gated Complex

### Condition

- ✓ Renovation Required

### Furniture

- ✓ Optional

### Parking

- ✓ Underground

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Views

- ✓ Street

### Garden

- ✓ Communal

### Category

- ✓ Resale





























