

## Sales - Apartment - Puerto Banús

# 1.250.000€

**Puerto Banús**

**Apartment**

**Community: 9,444 EUR / year IBI: 1,950 EUR / year**

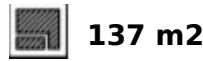
**Rubbish: 185 EUR / year**



3



2



137 m2

Wonderful south-facing apartment in one of the most prestigious beachfront developments in Puerto Banús (Marbella). The complex offers an excellent level of security, tropical gardens with streams, ponds and a pool area, gym, Spa (sauna, steam room, showers), games and lounge area, and direct access to the promenade and the beach. The property has been refurbished with top-quality materials and consists of: a large living-dining room with access to a spacious south-facing terrace; modern fully fitted kitchen; laundry and storage area; a master bedroom with access to the terrace and two further bedrooms. Two bathrooms. Marble floors. Includes a parking space in the underground garage. The apartment features underfloor heating and air conditioning (hot/cold) in all rooms, alarm system, safe, etc. A fabulous luxury apartment, just a few steps from the sea and Puerto Banús!

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ South
- ✓ South West

### Views

- ✓ Garden

### Garden

- ✓ Communal
- ✓ Private
- ✓ Landscaped

### Category

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Luxury

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

### Security

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

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ More Than One
- ✓ Private























