

## Sales - Apartment - Puerto Banús

# 1.095.000€

**Puerto Banús**

**Apartment**

**Community: 1,992 EUR / year IBI: 1,100 EUR / year**

**Rubbish: 116 EUR / year**



**2**



**2**



**100 m2**

This apartment is located in the sought-after area of Puerto Banus, Marbella, Malaga. Offering two bedrooms and two bathrooms, including an en-suite, the property stands out for its recent renovation and generous outdoor space, with a built area of 100m<sup>2</sup> and an extensive terrace of 94m<sup>2</sup>. Its position on the beach side and proximity to local amenities highlight both lifestyle and convenience. The residence features spacious living accommodation, presented in excellent condition and fully furnished. There is a fully fitted kitchen, air conditioning, and modern porcelain floors. Double glazing, fitted wardrobes, and lift access further enhance functionality and comfort. Safety has been prioritised through a gated community setup, security entrance, video entry system, and ongoing surveillance by security cameras. The apartment benefits from a selection of private and communal areas. Residents enjoy access to a communal garden and swimming pool, while the property itself offers a private garage. Outdoor living is facilitated by both covered and uncovered terraces, alongside a private solarium, offering panoramic views of the sea and mountains. The terrace is ideally oriented for those seeking sea and mountain outlooks together with privacy. Situated within walking distance to the sea and beaches, the property is close to golf courses and the bustling Puerto Banus port, known for its shops and entertainment. Marbella Centre and Estepona Centre are conveniently reached via nearby transport links. The gated development ensures privacy while maintaining easy access to schools and essential services. This combination of secure community living with immediate access to the coastline and amenities defines the property's appeal.

### Setting

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning

### Garden

- ✓ Communal

### Orientation

- ✓ South East

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

### Security

- ✓ Gated Complex
- ✓ Entry Phone

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Parking

- ✓ Private

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished























