Sales - Apartment - Puerto Banús

490.000€

Puerto Banús **Apartment**

Community: 1,500 EUR / year **IBI: 376 EUR / year** **Rubbish: 185 EUR / year**

 **1**  **1**  **45 m2**  **25 m2**

A jewel: private garden and exclusivity by the sea Small apartment truly special in one of the most privileged locations in Puerto Banus, just a minute walk from the beach. On the ground floor combines privacy and Mediterranean lifestyle. West facing, enjoy a magnificent natural light and a cosy private garden, perfect to relax and enjoy the sunny evenings of the Costa del Sol. The house is impeccable, completely renovated and tastefully decorated, taking care of every detail to create a warm, sophisticated and charming atmosphere. Located in an excellent community with 24 hours security, it offers tranquility, as well as excellent communal areas with pools and a paddle court, ideal for enjoying free time throughout the year. As a great added value, it has a tourist license, making it a particularly attractive opportunity both to enjoy an exclusive house by the sea and for those looking for an investment in one of the most demanded areas of Marbella. A few steps from the beach, the marina, restaurants and luxury boutiques, this property brings together all the ingredients to enjoy Puerto Banus in its maximum expression. A charming apartment, private garden, afternoon sun and an exceptional location. A unique opportunity for those looking for something different in Puerto Banus, either as a Mediterranean refuge or as an investment. Can you imagine enjoying this little paradise just a minute from the sea? Contact us to discover it in person.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition
- ✔ Recently Renovated
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Paddle Tennis
- ✔ Double Glazing

Furniture
- ✔ Not Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Category
- ✔ Beachfront












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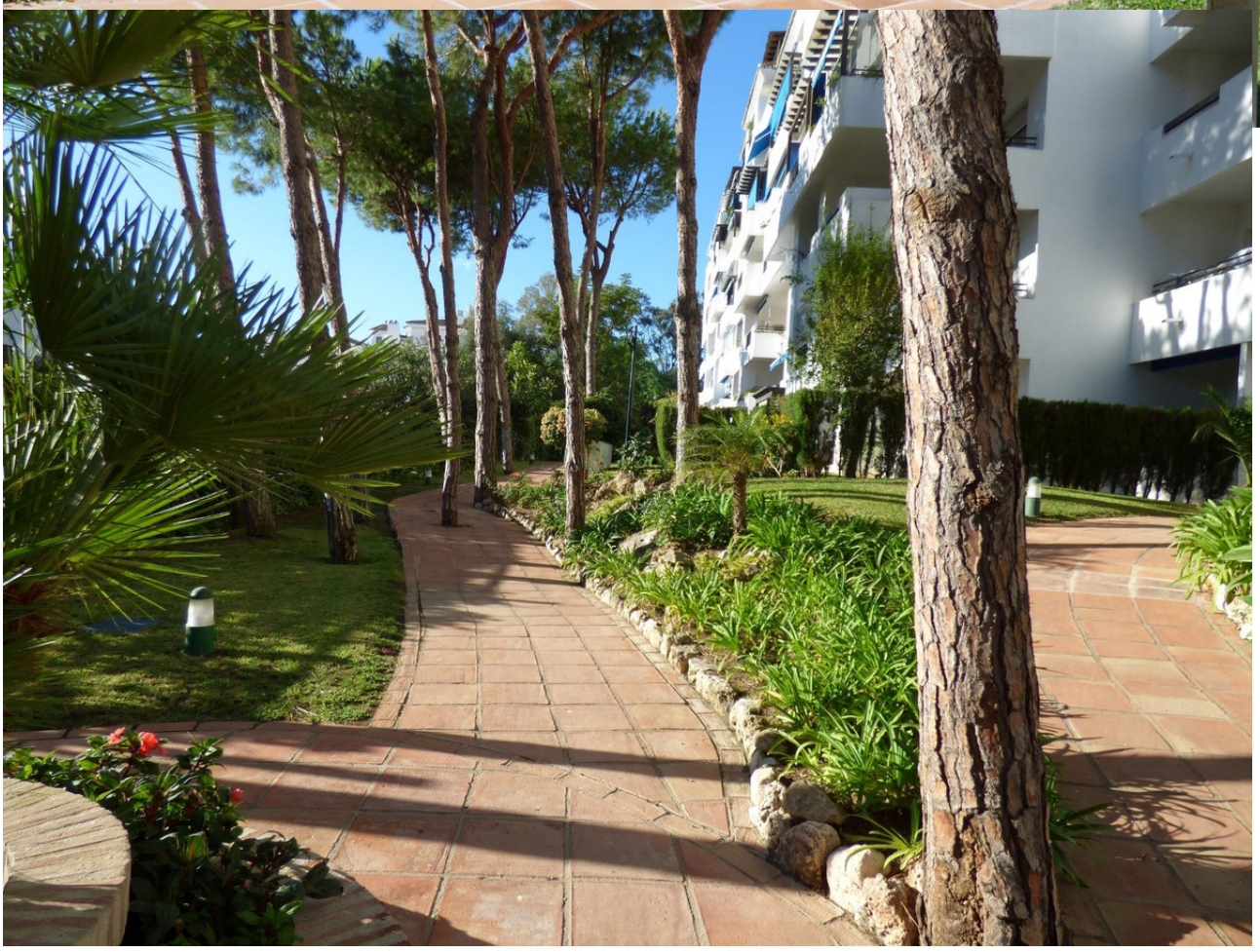









Medina Garden
NORMAS DE USO DE LA PISCINA
POOL AND POOL AREA REGULATIONS








TEKA

