## Sales - Apartment - Puerto Banús

## 700.000€

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**Ref.-ID: MIBGR4021597** **Puerto Banús** **Apartment**

**Community: 2,280 EUR / year** **IBI: 900 EUR / year** **Rubbish: 180 EUR / year**

 **2**

 **2**

 **127 m2**

This excellent 2-bedroom corner apartment enjoys a prime location in the very heart of Puerto Banús, just a few steps from the beach and the world-renowned marina, with its luxury boutiques, excellent restaurants and vibrant lifestyle. With all amenities within easy walking distance, the property is ideal both as a holiday home and for comfortable year-round living. Being a corner unit, the apartment benefits from a more spacious layout than other properties within the development. It comprises an entrance hall, a generous living and dining area with direct access to a large terrace that wraps around the apartment, a master bedroom with en-suite bathroom, a second bedroom and an additional bathroom with shower. The fully fitted and equipped kitchen has access to a separate laundry area. The apartment enjoys west and north-facing orientations and offers lovely open views towards the mountains and Antonio Banderas Square. Additional features include air conditioning, a private garage space, communal swimming pool, paddle tennis court, bicycle area and 24-hour security. An excellent opportunity to acquire a spacious apartment in one of the most sought-after locations in Puerto Banús, with the beach, marina, restaurants, shops and all amenities right on your doorstep. Viewings are highly recommended!

**Setting**
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Schools

**Orientation**
- ✔ North East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Gym
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Garden**
- ✔ Communal Garden

**Security**
- ✔ 24 Hour Security

**Parking**
- ✔ Private Parking




Hard Rock
CAFE










Saivod


RED DOG






ABSOLUTE PRESTIGE
REAL ESTATE
TANGO
TANGO