



**Sales - House - Puerto Banús**  
**795.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**

**Ref.-ID: MIBGR5180812**

**Puerto Banús**

**House**

**Community: 2,364 EUR / year**

**IBI: 1,256 EUR / year**



Perfect investment in Puerto Banús, close to the beach and surrounded by all kinds of amenities. This house is located in the prestigious AZALEA BEACH -RIO residential complex. Gated community just 100 metres from the beach with subtropical gardens and 5 swimming pools. On the ground floor there is a spacious living-dining room with a fireplace and access to a private terrace with a garden that leads to one of the development's swimming pools. Kitchen with utility room and a guest bathroom. On the first floor there are 3 bedrooms, the master bedroom with an en-suite bathroom and a double terrace. The other two bedrooms share a second, spacious bathroom. The house also has a parking space.

**Setting**  
✓ Commercial Area  
✓ Beachside  
✓ Port  
✓ Close To Port  
✓ Close To Shops  
✓ Close To Sea  
✓ Close To Town  
✓ Close To Schools  
✓ Close To Marina  
✓ Urbanisation

**Orientation**  
✓ South West  
✓ West

**Condition**  
✓ Excellent  
✓ Good

**Pool**  
✓ Communal

**Climate Control**  
✓ Fireplace

**Views**  
✓ Pool

**Features**  
✓ Fitted Wardrobes  
✓ Near Transport  
✓ Private Terrace  
✓ WiFi  
✓ Utility Room  
✓ Ensuite Bathroom  
✓ Marble Flooring

**Furniture**  
✓ Not Furnished

**Kitchen**  
✓ Fully Fitted

**Garden**  
✓ Communal

**Security**  
✓ Gated Complex  
✓ Entry Phone

**Parking**  
✓ Underground

**Utilities**  
✓ Electricity  
✓ Drinkable Water  
✓ Telephone







