## Sales - Apartment - Puerto Banús

## 1.250.000€

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

**Ref.-ID: MIBGR5201335** **Puerto Banús** **Apartment**

**Community: 7,464 EUR / year** **IBI: 2,155 EUR / year** **Rubbish: 185 EUR / year**

 **2**

 **2**

 **204 m2**

Exclusive Ground-Floor Apartment in Bahía de Banús – Luxury, Comfort & Prime Location Discover this elegant 2-bedroom apartment with en-suite bathrooms, located in the prestigious Bahía de Banús community, just steps from the beach. The property boasts spacious, contemporary interiors with high-end finishes. The bright living room opens onto a large west-facing terrace, perfect for enjoying the afternoon sun and pleasant Mediterranean evenings. It also includes a private parking space and a storage room for added convenience. Situated in one of the most exclusive areas of the Costa del Sol, the community offers 24-hour security, lush tropical gardens, swimming pools, a gym, and a spa, ensuring maximum comfort and privacy. A unique opportunity to live by the sea in a tranquil and sophisticated setting, just moments from Puerto Banús and all amenities. For viewing please contact by whatssap at 0034639764304

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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C

**Views**
- ✔ Pool Views

**Features**
- ✔ Gym
- ✔ Storage Room
- ✔ 24 Hour Reception

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Parking**
- ✔ Underground Parking























































































