

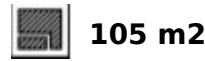
**Ref.-ID: MIBGR5329606**

**Puerto Banús**

**Apartment**

**Community: 4,968 EUR / year IBI: 858 EUR / year**

**Rubbish: 185 EUR / year**



2-Bedroom Apartment - La Alcazaba, between Puerto Banús and the Golden Mile This apartment is located in La Alcazaba, one of the most sought-after residential communities between Puerto Banús and the Golden Mile. As soon as you enter the complex, it becomes clear why: Moorish architecture, winding pathways and approximately 20,000 m<sup>2</sup> of tropical gardens create an immediate holiday atmosphere, while the beach and promenade are just a short walk away. The apartment has a built area of 107 m<sup>2</sup> and feels remarkably spacious and bright. The living area is fully open, with no walls separating the living room and kitchen, allowing natural light to flow through the apartment from both sides. The open layout and the sightline from the terrace through to the kitchen give the apartment a particularly airy and luminous feel. The south-facing terrace connects seamlessly with the living space and offers plenty of room for a dining table. The apartment features two spacious bedrooms, each with built-in wardrobes, an en-suite bathroom and its own private terrace. In addition, the property includes two parking spaces (one underground and one above ground) and a large storage room. The location is also extremely convenient. From the complex, you can walk to the beach and the seaside promenade in about 50 metres, where you can stroll towards Puente Romano or San Pedro. Aurora Beach is also nearby, considered by many to be one of the nicest chiringuitos in Marbella. A great opportunity in a prime location close to the beach and Puerto Banús, in one of the most desirable communities in the area.

**Setting**

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

**Views**

- ✓ Garden
- ✓ Pool
- ✓ Courtyard

**Garden**

- ✓ Communal
- ✓ Landscaped

**Orientation**

- ✓ South

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ 24 Hour Reception

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

























