

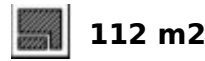
**Ref.-ID: MIBGR5375821**

**Puerto Banús**

**Apartment**

**Community: 1,800 EUR / year IBI: 853 EUR / year**

**Rubbish: 61 EUR / year**



Located in one of Marbella's most attractive and sought-after areas, this is a fantastic opportunity to acquire a property. The home offers three spacious bedrooms and two bathrooms, a fully equipped kitchen, and a bright and airy living room with direct access to a terrace. From the terrace, you can enjoy views of green areas - perfect for relaxing on sunny days and warm evenings. You will be living in an exclusive and well-maintained urbanisation with lush gardens, a large pool area, and a calm, secure atmosphere within a gated community with 24-hour security. The location is hard to beat - close to the promenade, the sea, the marina, restaurants, and all essential amenities, while still offering a peaceful and private environment away from the city buzz. Thanks to its attractive location and high demand in the area, the property is also an excellent investment opportunity with strong rental potential. A garage space is included, which is a major advantage in this exclusive area. Book a viewing of your dream home today!

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Orientation**

- ✓ East

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Central Heating

**Views**

- ✓ Garden

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ WiFi
- ✓ Marble Flooring

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Underground

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment











