

**Продажа - Дом - Puerto Banús**  
**650.000€**



**Ref.-ID: MIBGR5347750**

**Puerto Banús**

**Дом**

**Коммунальные: 3,900 EUR / год**

**ИБИ: 1,900 EUR / год**

**Мусор: 180 EUR / год**



**2**



**3.5**



**289 m2**

Discover this elegant 4-floor, 2-bedroom townhouse perfectly situated in one of Nueva Andalucía's most sought-after locations. Just steps away from the Puerto Banús Casino and within easy walking distance of all essential services, this property offers the ideal blend of comfort, convenience, and Mediterranean lifestyle. Set within a private, charming urbanization, residents enjoy access to a beautifully maintained communal swimming pool and lush gardens, all shared among only a few neighbors—ensuring peace, privacy, and exclusivity. Surrounded by a wide variety of cafés, shops, business areas, and hotels, the home is just minutes from the heart of Puerto Banús, its golden beaches, and the world-famous marina. Whether you're seeking vibrant nightlife, upscale shopping, or seaside relaxation, everything is right at your doorstep. The townhouse boasts multiple private terraces—both covered and uncovered—along with an impressive rooftop terrace offering open-air space ideal for sunbathing or entertaining. Perfect as a permanent residence, holiday home, or investment opportunity, this property delivers exceptional lifestyle value in one of Marbella's most prestigious areas. Underground garage space included

**Расположение**

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**ОРИЕНТАЦИЯ**

- ✓ Запад

**Мебель**

- ✓ По желанию

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**Сад**

- ✓ Общественный

**бассейн**

- ✓ Общий

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи

**Климат-контроль**

- ✓ Кондиционер

**Парковка**

- ✓ Приватная

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Город
- ✓ Улица