## Продажа - Апартамент - Puerto Banús

# 490.000€







**Ref.-ID: MIBGR5527045** **Puerto Banús** **Апартамент**

**Коммунальные: 1,500 EUR / год** **ИБИ: 376 EUR / год** **Мусор: 185 EUR / год** **1** **1** **45 m2** **25 m2**

A jewel: private garden and exclusivity by the sea Small apartment truly special in one of the most privileged locations in Puerto Banus, just a minute walk from the beach. On the ground floor combines privacy and Mediterranean lifestyle. West facing, enjoy a magnificent natural light and a cosy private garden, perfect to relax and enjoy the sunny evenings of the Costa del Sol. The house is impeccable, completely renovated and tastefully decorated, taking care of every detail to create a warm, sophisticated and charming atmosphere. Located in an excellent community with 24 hours security, it offers tranquility, as well as excellent communal areas with pools and a paddle court, ideal for enjoying free time throughout the year. As a great added value, it has a tourist license, making it a particularly attractive opportunity both to enjoy an exclusive house by the sea and for those looking for an investment in one of the most demanded areas of Marbella. A few steps from the beach, the marina, restaurants and luxury boutiques, this property brings together all the ingredients to enjoy Puerto Banus in its maximum expression. A charming apartment, private garden, afternoon sun and an exceptional location. A unique opportunity for those looking for something different in Puerto Banus, either as a Mediterranean refuge or as an investment. Can you imagine enjoying this little paradise just a minute from the sea? Contact us to discover it in person.

**Расположение**
- ✔ Первая линия пляжа
- ✔ На побережье
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам

**ОРИЕНТАЦИЯ**
- ✔ запад

**Состояние**
- ✔ Отличное состояние
- ✔ Хорошее состояние
- ✔ Недавно отремонтированная
- ✔ Новое строительство

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер

**ВИД**
- ✔ Сад Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Спутниковое телевидение
- ✔ Падлл теннис
- ✔ Двойные стеклопакеты

**Мебель**
- ✔ Без мебели
- ✔ Дополнительный Мебель

**Кухня**
- ✔ Кухня-Зал

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Электрические жалюзи
- ✔ Охрана 24 часа

**Категория**
- ✔ Первая линия пляжа