



**Ref.-ID: MIBGR5355166**

**Puerto Banús**

**Апартамент**

**Коммунальные: 18,000 EUR / год**

**ИБИ: 5,600 EUR / год**

**Мусор: 185 EUR / год**



**2**



**2.5**



**359 m2**



**177 m2**

This spectacular ground floor apartment is located in the prestigious Casa Nova residential complex, with only 15 units, in Puerto Banús, Marbella. This luxury property boasts a privileged beachfront location and offers a constructed area of 358 m<sup>2</sup> as well as spacious interiors plus a private garden of 177 m<sup>2</sup>. It features two large living rooms, two large bedrooms, two fully fitted en-suite bathrooms, a guest toilet, and a staff room with a shower. Outstanding features include direct access to the beach and exclusive communal areas such as the communal pool and garden. The property is in excellent condition and is part of a gated community with 24-hour security and video surveillance. Luxurious features include air conditioning, marble floors, fitted wardrobes, a dressing room, double glazing, and an elevator. The communal areas offer first-class facilities such as a gym, sauna, and spa, ensuring an exclusive living experience with a focus on wellness. The property includes two private parking spaces and a large storage room. Due to its location, quality, and amenities, this is a unique opportunity for those seeking to live in a luxurious, secure environment just steps from the marina and all the amenities of Puerto Banús.

**Расположение**

- ✓ Первая линия пляжа
- ✓ Рядом с портом

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Сад**

- ✓ Общественный

**Состояние**

- ✓ Отличное

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

**бассейн**

- ✓ Общий

**Парковка**

- ✓ Более чем один
- ✓ Приватная

**Климат-контроль**

- ✓ Кондиционер

**Категория**

- ✓ Первая линия пляжа
- ✓ Элитная

**ВИД**

- ✓ Сад