MIBGROUP.ES

**Продажа - Дом - Puerto Banús**

# 1.330.000€

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**Ref.-ID: MIBGR5363851** **Puerto Banús** **Дом**

**Коммунальные: 216 EUR / год** **ИБИ: 1,167 EUR / год** **Мусор: 184 EUR / год** **3** **3** **287 m2** **516 m2**

Family Detached Villa with 3 bedrooms (with the possibility of having 5)at Puerto Banús area - Great Investment Opportunity. This outstanding property is located in a consolidated urban residential area,less than a km from the Puerto. Thanks to that gifted location, the dwelling unites the advantages of a first home, providing all the necessary for a day to day living in a tranquil environment, with the proximity to the epitome of leisure, gastronomy and top shopping offer in the whole of the Costa del Sol, furthermore a fitness and leisure sport centre plus the Real Club de Pádel in a less than 2 minute stroll. The premises are displayed as follows: Ground Floor, entrance hall big living room with chimney and wide panels accessing the garden and pool, dinning area close to the open plan kitchen, pantry, guest toilette plus a first bedroom with bathroom en suite. On the upper floor, we find the main bedroom with bathroom en suite and terrace facing the garden and pool; a second bedroom, also with bathroom en suite and eventually along the corridor another balcony terrace. Last, the basement, currently displayed as a loft but for the wall separated parking; and availability to put a storeroom, utility room, bathroom, game room, additional bedrooms ... and the parking separated by a wall. At both sides of the house we find a terrace on one side and a built in BBQ in the other side. The property is currently awaiting for some finishes, which have not been completed on purpose in order to leave the new proprietors decide as per their taste and needs. It is precisely that feature what demands a visit to assess the plethora of possibilities that can be determined when finishing the works, decide whether to build a separate entrance apartment at the basement with two more bedrooms and two bathrooms, to build only a cinema room and games room, etc ... The vendors offer the possibility of carrying out these finishing works prior to the signing of the deeds since they hold the necessary infrastructure to do so. Last but not least ... The property holds a First Occupancy Licence, an Urban Non Infraction Certificate in place and provides an Official Appraisal Certificate amounting 1.514. 471 . Furthermore the dwelling is in the position to acquire the Spanish Touristic Licence.

**Расположение**
- ✔ Рядом с морем
- ✔ Рядом с портом

**ОРИЕНТАЦИЯ**
- ✔ Юго-Западная ориентация

**бассейн**
- ✔ Частный бассейн

**Климат-контроль**
- ✔ Кондиционер

**ВИД**
- ✔ Сад Просмотров
- ✔ Городские Просмотров

**Особенности**
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Игровая комната
- ✔ Подсобное помещение
- ✔ Барбекю
- ✔ Двойные стеклопакеты
- ✔ Подвал

**Мебель**
- ✔ Без мебели

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Частный сад
- ✔ Простота обслуживания сад

**Парковка**
- ✔ подземная парковка
- ✔ гараж
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество

**Категория**
- ✔ Перепродажа