

# Продажа - Апартамент - Puerto Banús

## 549.000€

**Puerto Banús**

**Апартамент**

**Коммунальные: 1,812 EUR / год**

**ИБИ: 817 EUR / год**

**Мусор: 185 EUR / год**



**2**



**2**



**110 m2**

Fantastic penthouse in Locrimar , an attractive location in the sought-after area of Nueva Andalucía, within walking distance to both Puerto Banús, beach,shops, supermarkets, and the exclusive Real Club Marbella Gym. Tourist licences allowed. The penthouse measures 110 m<sup>2</sup> and offers 2 bedrooms and 2 bathrooms, as well as a spacious living/dining area with a bright and open layout. In addition, there is an impressive 70 m<sup>2</sup> terrace, providing plenty of space for outdoor living, sunbathing, and social gatherings. The apartment has undergone several extensive improvements in recent years. In the summer of 2023, the entire terrace was renovated with a new foundation and new tiling. In the summer of 2024, a new and modern air conditioning system was installed. Approximately one year ago, the entire apartment was repainted, including ceilings and walls. In 2026, the property was further upgraded with a new fridge and freezer, a new dishwasher, a new bathroom vanity, as well as additional wall improvements and repainting, resulting in a very well-maintained and move-in-ready home. The property is situated in a large and beautiful urbanisation with well-maintained communal gardens and an inviting pool area, perfect for year-round relaxation and enjoyment. A private parking space is also included with the property. The location is ideal – everything can be reached on foot, and Málaga Airport is only a 45-minute drive away. An attractive, high-quality home with strong rental potential in one of Marbella’s most popular areas. Price: €549,000

### Расположение

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

### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

### Кухня

- ✓ Полностью оборудованная

### Коммунальные услуги

- ✓ Электричество

### ОРИЕНТАЦИЯ

- ✓ Север
- ✓ Северо-восток
- ✓ Восток
- ✓ Северо-запад

### ВИД

- ✓ Горы
- ✓ Сельская местность
- ✓ Сад
- ✓ Улица

### Сад

- ✓ Общественный
- ✓ Ландшафтный дизайн

### Категория

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

### Состояние

- ✓ Хорошее

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Ванная комната
- ✓ Джакузи
- ✓ Оптическое волокно

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Домофон

### бассейн

- ✓ Общий
- ✓ Детский бассейн

### Мебель

- ✓ Полностью меблированный

### Парковка

- ✓ С навесом
- ✓ Приватная













































