

# Продажа - Апартамент - Puerto Banús

## 560.000€

**Puerto Banús**

**Апартамент**

**Коммунальные: 2,820 EUR / год**

**ИБИ: 1,120 EUR / год**

**Мусор: 180 EUR / год**



**2**



**2**



**115 m2**

EXCELLENT PROPERTY IN THE HEART OF PUERTO BANÚS Beautiful flat. The complex is just a few metres from the promenade and the beach, with large garden areas, 4 swimming pools, 1 paddle tennis court and 24-hour security. Surrounded by all the amenities offered by a unique location such as Puerto Banús, it is ideal for year-round living or summer holidays due to its good location and services. The apartment is spacious, with 2 bedrooms, each with its own fitted wardrobe with loft space and new doors. 2 full bathrooms, both with showers, the main one en suite . Spacious living/dining room with access to a pleasant covered terrace enclosed with sliding glass doors, allowing it to be used in both winter and summer. The property has undergone several improvements, which are detailed below: The tap water is purified, so there is no need to use bottled water. Both bathrooms have wall-mounted heaters. Fitted wardrobes. The walls facing the neighbouring property have 4 cm of soundproofing. The window in the second bedroom has double glazing. Extra window on the side of the living room, providing much more light than other similar apartments in the complex. Painted in summer 2025. Blinds on the terrace, one of which is electric. Mosquito nets. Satellite TV installation. Sliding kitchen drawers and drawers in the lower plinth. Only 9 neighbours to use the lift. Appliances recently replaced. Garage space included in the price. It should be noted that the current owners have been the only owners of the property, hence its good condition. A PERFECT PROPERTY for those who want to enjoy a place with all amenities close at hand. )

### Расположение

- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с магазинами
- ✓ Рядом с портом
- ✓ Урбанизация

### Климат-контроль

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

### Кухня

- ✓ Полностью оборудованная

### Категория

- ✓ Перепродажа

### ОРИЕНТАЦИЯ

- ✓ Восток

### ВИД

- ✓ Сад

### Сад

- ✓ Общественный

### Состояние

- ✓ Хорошее

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Падл теннис
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

### бассейн

- ✓ Общий

### Мебель

- ✓ Без мебели

### Парковка

- ✓ Гараж

























