

## Sales - Apartment - Puerto Banús

### 335.000€



**Ref.-ID: R4829146**

**Puerto Banús**

**Apartment**

**Community: 1,800 EUR / year**

**IBI: 679 EUR / year**

**Rubbish: 186 EUR / year**



**1**



**1**



**55 m2**

This property offers an excellent opportunity for those looking for a cosy home in one of the sunniest regions of Spain. It is also perfect for those looking for a good investment, both for its location in a gated community in Puerto Banus and for its potential for high rental income. The flat has a spacious bedroom and a full bathroom. Its functional design maximises space, creating a warm and welcoming atmosphere. It also has large windows that allow natural light to flood in, enhancing the beauty of the interior. From the living-dining room we have views to an Andalusian patio. The development is located in the heart of the famous Puerto Banus. A few meters from the marina of Puerto Banus where you can find restaurants, fashion shops, yachts and luxury cars and a large influx of international tourists. Next to all services such as El Corte Ingles. And surrounded by numerous golf courses. This gated complex has a concierge. Spacious gardens where you can relax and sunbathe in peace and quiet. Swimming in one of the 5 swimming pools, playing paddle tennis or simply relaxing. For added security there are surveillance cameras. Located in a privileged area, you will enjoy the proximity to beaches, restaurants and local shops. Marbella is famous for its warm climate and rich culture, making it a perfect place to live or holiday, so don't miss the opportunity to visit this wonderful flat and make it your new home! Optional garage for only 37.000€. IBI flat 646,66€/year IBI Rubbish 185€/year Community flat 150€/month.

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Port
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Marina
  - ✓ Urbanisation
  - ✓ Front Line Beach Complex

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Good

- Garden**
- ✓ Communal

- Pool**
- ✓ Communal

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ 24 Hour Security

- Views**
- ✓ Courtyard

- Parking**
- ✓ Private

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Tennis Court
  - ✓ Courtesy Bus

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Furniture**
- ✓ Optional

- Category**
- ✓ Cheap
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Reduced
  - ✓ Resale
  - ✓ Contemporary