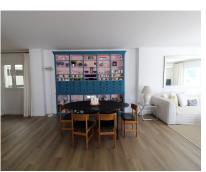
## Sales - Apartment - Puerto Banús 1.480.000€











Ref.-ID: R4868281

IBI: 2,000 EUR / year

**Puerto Banús** 

Rubbish: 185 EUR / year

**Apartment** 

180 m2

Amazing apartment ready to move in, with a lot of light all day as it makes corner to the south west; it is located in Puerto Banus in the Prestigious Urbanisation Playas del Dugue, with direct access to the beach and the promenade; it has huge tropical gardens of 3 hectares with ponds as well as several salt water pools for children and adults. In the spectacular gardens there are two private restaurants for the owners of the Urbanisation. It consists of 2 bedrooms and 2 bathrooms and a studio; and it can easily be converted into three bedrooms as it is all very spacious. From the living room you access 2 large terraces both overlooking the sea and the communal garden. Another room has a large covered and closed terrace that can be used as an office or playground for children. It consists of a large open plan kitchen with spectacular and integrated islet in the living room. It is ideal to live all year and also supposes a fantastic investment if you want to get good profitability in rents; The urbanization of Lujo is closed and has 24h security, includes a parking space. This is one of the most spectacular homes for sale in Playas del Duque, since it is located in the Central and South Building with regard to the gardens. Puerto Banus is located a walk from this wonderful house: Playa, Corte Ingles, Supermarkets etc... do not miss this opportunity and call us.

## Setting Orientation Condition Pool **Climate Control** Views ✓ Beachfront Excellent Communal Air Conditioning **✓** Sea South West **✓** Panoramic Beachside Recently Renovated Hot A/C Cold A/C **✓** Garden Close To Shops **✓** Pool Close To Town Close To Schools Urbanisation ✓ Front Line Beach Complex Parking Features Furniture Garden Security Kitchen Private Covered Terrace ✓ Not Furnished ✓ Partially Fitted Communal Gated Complex Lift Optional Entry Phone Fitted Wardrobes 24 Hour Security ✓ Near Transport Ensuite Bathroom ✓ Double Glazing Category Beachfront Luxury