

**Sales - Apartment - Puerto Banús**  
**995.000€**



**Ref.-ID: R4888774**

**Puerto Banús**

**Apartment**

**Community: 9,444 EUR / year**

**IBI: 1,950 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**2**



**137 m2**

Exclusive south facing apartment in one of the most prestigious beachfront developments in Puerto Banús (Marbella). The resort offers security, well maintained and landscaped tropical gardens with streams and ponds, a large communal pool area, a gym, Spa (sauna, steam bath, showers), a games and seating/relaxing area, direct access to the promenade and the beach. The property comprises: large living room with access to a south facing terrace; modern and fully equipped quality kitchen; separate laundry area; Master bedroom with access to the terrace, 2 more bedrooms and 2 bathrooms. The property boasts marble flooring, and benefits from underfloor heating and Air Conditioning (hot/cold) throughout. It also offers a parking space in the underground parking, an alarm system and a safe. A fabulous luxury apartment, next to the sea and Puerto Banús!

- Setting**
- ✓ Beachfront
  - ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Sea
  - ✓ Close To Marina
  - ✓ Urbanisation
  - ✓ Front Line Beach Complex

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ WiFi
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Access for people with reduced mobility
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ 24 Hour Reception
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South
  - ✓ South West

- Furniture**
- ✓ Not Furnished

- Category**
- ✓ Beachfront
  - ✓ Holiday Homes
  - ✓ Luxury

- Condition**
- ✓ Excellent
  - ✓ Recently Renovated

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal
  - ✓ Private
  - ✓ Landscaped

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C
  - ✓ Central Heating
  - ✓ U/F Heating
  - ✓ U/F/H Bathrooms

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ Alarm System
  - ✓ 24 Hour Security
  - ✓ Safe

- Views**
- ✓ Garden

- Parking**
- ✓ Underground
  - ✓ More Than One
  - ✓ Private