

## Sales - Apartment - Puerto Banús

### 640.000€



**Ref.-ID: R4900408**

**Puerto Banús**

**Apartment**

**Community: 2,520 EUR / year**

**IBI: 1,099 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**1**



**108 m2**

2 bedrooms apartment with a bathroom, sea views , west facing. refurbished recently. It is located in Playas del Duque The living room with open plan kitchen . The terrace is glazed and it has a nice dining area . The views are to the pedestrian promenade and to its side the wonderful sea, its so near that you nearly can touch it. Lots of light even the Bathroom with window. It is nice and comfortable: Air conditioning, wooden flooring, nice kitchen , Garage and Securitty therefore its ready of course to enter living. The fantastic exclusive urbanization has direct access to the beach as it is in the front line. The gardens are magnificent and have a Landscape Award granted, the garden has about 3 hectares, where there are pine trees and a variety of plants and flora, between the little river and pond with ducks. there are 3 swimming pools and 2 restaurants. The excellent urbanization has Concierge and 24h Security

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</li><li>✓ New Construction</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Panoramic</li><li>✓ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Wood Flooring</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li><li>✓ Optional</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ 24 Hour Security</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Luxury</li></ul>					