Sales - Apartment - Puerto Banús

690.000€











Ref.-ID: R5486002 **Puerto Banús** **Apartment**

Community: 2,100 EUR / year **IBI: 1,054 EUR / year** **Rubbish: 186 EUR / year** **2** **2** **112 m2**

EXCLUSIVE APARTMENT IN MEDINA GARDENS – PUERTO BANÚS Bright ground-floor apartment with 2 bedrooms, a terrace, garage space and 2 large storage rooms, a rare added value in the area, located in one of the most sought-after developments in Puerto Banús. Discover this magnificent 112 m² property, featuring 2 bedrooms and 2 bathrooms, located in Medina Garden, just a few minutes' walk from the beach, El Corte Inglés and all the amenities of Puerto Banús. The apartment stands out for its natural light, spaciousness and excellent layout. It features a generous living and dining area with direct access to a pleasant terrace overlooking the gardens, perfect for enjoying Marbella's climate all year round. The kitchen is separate and fully equipped, and also includes a practical utility room. Both bedrooms are particularly spacious, and the two bathrooms (one en-suite) have been completely renovated, offering a contemporary style and an excellent level of comfort. Medina Garden is a well-maintained gated development offering 24-hour security, concierge service, a communal swimming pool, paddle tennis court and extensive landscaped gardens, providing a peaceful and secure environment while being close to everything. Its privileged location allows you to enjoy Puerto Banús on foot, with the beach, restaurants, cafés, boutiques, supermarkets and El Corte Inglés just a few minutes away. An excellent opportunity as a permanent residence or second home, as well as for those looking for an attractive property in one of Marbella's most established and exclusive areas.

Setting
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ 24 Hour Reception

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Resale