Sales - Apartment - Puerto Banús

1.500.000€

Ref.-ID: R5516206 **Puerto Banús** **Apartment**

Community: 3,600 EUR / year **IBI: 706 EUR / year** **Rubbish: 84 EUR / year** **3** **3** **171 m2**

A beautiful reformed apartment on the third floor of this iconic and most luxurious development in the port with the best construction and qualities Edf. Tembo Banus. Infront of El Corte Ingles this apartment is in the best position with everything on the doorstep from the finest wining and dining outlets to the best shopping in the area with brands such as Tom Ford, Louis Vuitton and Gucci. Marbella and San Pedro are easily accessed via the paseo which is adorned with a wide variety of famous beach clubs, chiringuitos, bars and restaurants. The building has concierge service and security, a wonderful communal area, a large swimming pool and a childrens pool along with an outside covered gymnasium. This apartment has a reformed modern kitchen with laundry room to one end, a great open plan bright living area which leads out onto a covered terrace area with glass curtains giving an amazing amount of living space giving a total of 170m2 living space and the benefit that in the summer the glass curtains can be opened to create a covered terrace of 45m2! There is a master bedroom with en suite bathroom with doors to the terrace, another bedroom with en suite bathroom and a third bedroom with access to a family bathroom. There is an underground parking space and trastero with the property. Very few properties are available for sale in this most sought after building so dont miss out.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Mountain Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Safe

Parking
- ✔ Underground Parking

Category
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary