



Sales - Apartment - Puerto Banús  
**1.050.000€**

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**Ref.-ID: R4791541**

**Puerto Banús**

**Apartment**

**Community: 3,000 EUR / year**

**IBI: 1,250 EUR / year**

**Rubbish: 190 EUR / year**



**4**



**4**



**110 m2**

Incredible opportunity to acquire this duplex penthouse with 4 bedrooms and 4 bathrooms in one of the best developments in Puerto Banus. The property is distributed over two floors, on the main floor we find an entrance hall, a spacious living room with direct access to a nice terrace overlooking the communal gardens, a fully equipped kitchen with drying area and 2 large bedrooms with 2 bathrooms. On the upper floor there are two double bedrooms with en-suite bathrooms. From the master bedroom there is access to a huge L-shaped terrace with fantastic views of the urbanisation, swimming pools, mountains and even the sea. The urbanisation is situated in the heart of the famous Puerto Banus. A few meters from the marina of Puerto Banus where you can find restaurants, fashion shops, yachts and luxury cars and a large influx of international tourists. Next to all services such as El Corte Ingles. And surrounded by numerous golf courses. The urbanisation is gated and has a concierge and 24 hour security. Spacious gardens where you can relax and sunbathe in peace and quiet. Swimming in one of the 4 swimming pools, playing paddle tennis or simply relaxing. For added security there are surveillance cameras. Located in a privileged area, you will enjoy the proximity to beaches, restaurants and local shops. Marbella is famous for its warm climate and rich culture, making it a perfect place to live or holiday, so don't miss the opportunity to visit this wonderful flat and make it your new home!

#### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

#### Orientation

- ✓ North

#### Condition

- ✓ Good

#### Pool

- ✓ Communal

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

#### Views

- ✓ Garden
- ✓ Pool

#### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Paddle Tennis
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception

#### Furniture

- ✓ Not Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Communal

#### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

#### Parking

- ✓ Garage

#### Category

- ✓ Bargain
- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced