

**Sales - Apartment - Puerto Banús**  
**335.000€**

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**Ref.-ID: R4829146**

**Puerto Banús**

**Apartment**

**Community: 1,800 EUR / year**

**IBI: 679 EUR / year**

**Rubbish: 186 EUR / year**



**1**



**1**



**55 m2**

This property offers an excellent opportunity for those looking for a cosy home in one of the sunniest regions of Spain. It is also perfect for those looking for a good investment, both for its location in a gated community in Puerto Banus and for its potential for high rental income. The flat has a spacious bedroom and a full bathroom. Its functional design maximises space, creating a warm and welcoming atmosphere. It also has large windows that allow natural light to flood in, enhancing the beauty of the interior. From the living-dining room we have views to an Andalusian patio. The development is located 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. This gated complex has a concierge. Spacious gardens where you can relax and sunbathe in peace and quiet. Swimming in one of the 5 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! Optional garage for only 37.000€. IBI flat 646,66€/year IBI Rubbish 185€/year Community flat 150€/month.

<b>Setting</b> <div><div></div> Town</div> <div><div></div> Commercial Area</div> <div><div></div> Beachside</div> <div><div></div> Port</div> <div><div></div> Close To Port</div> <div><div></div> Close To Shops</div> <div><div></div> Close To Sea</div> <div><div></div> Close To Town</div> <div><div></div> Close To Schools</div> <div><div></div> Close To Marina</div> <div><div></div> Urbanisation</div> <div><div></div> Front Line Beach Complex</div>	<b>Condition</b> <div><div></div> Good</div>	<b>Pool</b> <div><div></div> Communal</div>	<b>Views</b> <div><div></div> Courtyard</div>	<b>Features</b> <div><div></div> Lift</div> <div><div></div> Fitted Wardrobes</div> <div><div></div> Near Transport</div> <div><div></div> Tennis Court</div> <div><div></div> Courtesy Bus</div>	<b>Furniture</b> <div><div></div> Optional</div>
<b>Kitchen</b> <div><div></div> Fully Fitted</div>	<b>Garden</b> <div><div></div> Communal</div>	<b>Security</b> <div><div></div> Gated Complex</div> <div><div></div> Entry Phone</div> <div><div></div> 24 Hour Security</div>	<b>Parking</b> <div><div></div> Private</div>	<b>Utilities</b> <div><div></div> Electricity</div> <div><div></div> Drinkable Water</div>	<b>Category</b> <div><div></div> Cheap</div> <div><div></div> Holiday Homes</div> <div><div></div> Investment</div> <div><div></div> Luxury</div> <div><div></div> Reduced</div> <div><div></div> Resale</div> <div><div></div> Contemporary</div>