

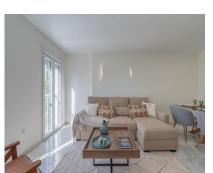
## Sales - House - Puerto Banús 675.000€

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Ref.-ID: R4892908

Community: 2,340 EUR / year

Puerto Banús

derto bands

IBI: 490 EUR / year Rubbish: 190 EUR / year

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House

162 m2

Contemporary townhouse with garden in a gated development next to Puerto Banus! Recently refurbished, this spacious property presents itself as an unbeatable investment in a high demand area. On the main floor, there is a bright south facing living-dining room with fireplace and a modern and fully equipped kitchen. Ascending to the first floor, one discovers two spacious bedrooms and two complete bathrooms. On the lower floor, the large master bedroom is accompanied by a spacious en-suite bathroom. A sunny terrace and direct access to the garden and a barbecue area. Comfort and practicality are intertwined in this property which also includes an underground parking space for added convenience. Located in a gated community, this property is distinguished by its exclusive swimming pool and lush gardens, creating an intimate setting with only a few neighbours. Its versatility as an investment is evidenced by its suitability as a permanent residence, holiday retreat or rental asset due to its strategic location. Enjoy the lifestyle this property offers, surrounded by renowned restaurants and cafes such as Breathe Marbella, La Sala and next to the HardRock Hotel and Casino Marbella. The property is in close proximity to a wide variety of business centre, hotels, luxury shops and is just a few minutes walk to the heart of Puerto Banus and minutes walk to the beach!

## Condition Setting Orientation Pool **Climate Control Features ✓** Town Communal South Excellent Central Heating Covered Terrace ✓ Lift Suburban Fireplace Fitted Wardrobes Commercial Area Close To Port ✓ Near Transport Close To Shops ✓ Private Terrace **✓** WiFi Close To Sea Close To Town ✓ Guest Apartment Close To Schools ✓ Storage Room Close To Marina ✓ Utility Room Ensuite Bathroom Urbanisation ✓ Marble Flooring Utilities **Furniture** Kitchen Garden Security Parking Electricity Optional Fully Fitted Communal ✓ Gated Complex Underground ✓ Drinkable Water Kitchen-Lounge Private Category **S** Bargain **✓** Cheap Distressed **✓** Golf ✓ Holiday Homes

Investment
Luxury
Reduced
Resale
Contemporary