

**Sales - Apartment - Puerto Banús**  
**790.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4894339**

**Puerto Banús**

**Apartment**

**Community: 5,520 EUR / year**

**IBI: 1,622 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**164 m2**

This amazing property boasts an enviable location, a few meters from the promenade and the marina of Puerto Banus. Prestigious restaurants and houses surround it, making it an ideal location to live or spend time. This beautiful apartment on the second floor enjoys beautiful panoramic views of the garden. Its west orientation together with its height allows you to enjoy beautiful sunsets. Inside, its spacious living room allows you to have two different environments, one for relaxation next to the terrace and another as a dining room next to the kitchen that comes fully furnished with a laundry room. The en-suite bedrooms are spacious and well distributed. Its gardens are unique in the area for their size and beauty. The complex also enjoys a heated outdoor and indoor pool with Sauna, Gym, etc. Garage and storage room complete this magnificent property. Must be seen !!

- Setting**
  - ✓ Beachside
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Marina
  - ✓ Urbanisation
- Orientation**
  - ✓ West
- Condition**
  - ✓ Excellent
- Pool**
  - ✓ Communal
  - ✓ Indoor
  - ✓ Heated
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C
- Views**
  - ✓ Mountain
  - ✓ Panoramic
  - ✓ Garden
- Features**
  - ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Satellite TV
  - ✓ WiFi
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Jacuzzi
  - ✓ Double Glazing
  - ✓ 24 Hour Reception
  - ✓ Fiber Optic
- Furniture**
  - ✓ Optional
- Kitchen**
  - ✓ Fully Fitted
- Garden**
  - ✓ Communal
- Security**
  - ✓ Gated Complex
  - ✓ 24 Hour Security
- Parking**
  - ✓ Underground
  - ✓ Private
- Utilities**
  - ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone
- Category**
  - ✓ Holiday Homes
  - ✓ Luxury
  - ✓ Resale
  - ✓ With Planning Permission