

**Sales - House - Puerto Banús**  
**690.000€**

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**Ref.-ID: R4909408**

**Puerto Banús**

**House**

**Community: 6,000 EUR / year**

**IBI: 1,500 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**2**



**180 m2**

This property is located in the heart of the Nueva Andalucía district, offering a prime East-West orientation. It is situated within a tranquil and secure residential area, just a few minutes' drive from the exclusive Puerto Banús. The property is well-served by amenities and infrastructure, including a wide range of services. This semi-detached property is on one level, with four spacious bedrooms, two complete bathrooms (one en suite with the master bedroom), a terrace with access to the garden, and a kitchen that is furnished, spacious, and enjoys excellent natural light. There is also a laundry and utility area next to the kitchen. Residents can enjoy the community's swimming pool and well-maintained gardens.

- Setting**
- ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Furniture**
- ✓ Part Furnished

- Orientation**
- ✓ East

- Garden**
- ✓ Communal

- Condition**
- ✓ Excellent

- Security**
- ✓ Gated Complex

- Pool**
- ✓ Communal

- Parking**
- ✓ Communal

- Views**
- ✓ Garden

- Features**
- ✓ Near Transport