

**Sales - Apartment - Puerto Banús**  
**1.585.000€**

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**Ref.-ID: R5364184**

**Puerto Banús**

**Apartment**

**Community: 4,836 EUR / year**

**IBI: 976 EUR / year**

**Rubbish: 93 EUR / year**



**3**



**3**



**117 m2**

Bright and spacious apartment featuring two generous double bedrooms with en-suite bathrooms, a third smaller bedroom ideal for guests or a home office, a large open-plan living and dining area, and a sunlit terrace perfect for relaxing or entertaining. Conveniently located next to a private parking space, it offers easy access from both the street and the communal areas, along with open views of the landscaped gardens and pool. Set in a prime location, the property is part of a prestigious residential complex offering indoor and outdoor swimming pools, a fully equipped gym, sauna, Turkish bath, on-site café and restaurant, and 24-hour reception and security providing an exceptional lifestyle of comfort and convenience.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Features**

- ✓ Near Transport
- ✓ Gym
- ✓ Sauna

**Orientation**

- ✓ South

**Kitchen**

- ✓ Partially Fitted

**Condition**

- ✓ Good
- ✓ New Construction

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal
- ✓ Indoor

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Communal

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool