EK
ARBAT ESTATES

## Sales - Apartment - Puerto Banús

## 570.000€

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**Ref.-ID: R5449795** **Puerto Banús** **Apartment**

**Community: 2,400 EUR / year** **IBI: 1,350 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **106 m2**

We are pleased to present this fabulous flat in a prime location. Marina Banús is a residential development right in the heart of Puerto Banús, close to all amenities, such as El Corte Inglés. The development features 24-hour security, a padel court, a swimming pool, a gym and a bicycle storage area. It is ideal as a holiday home, as you wouldn’t need a car at all. The property comprises an entrance hall, a fully fitted separate kitchen with all appliances, a living-dining room with access to the terrace, two bedrooms, two full bathrooms and a large terrace with magnificent views of the town and partial sea views. Included in the price is a spacious garage space. The property is situated in Marina Banús, an excellent area offering a full range of amenities. Thanks to its location, it is very close to all amenities and shops, such as chemists, schools, supermarkets, etc. Please do not hesitate to come and view this magnificent property. 106m² internal floor area 41m² terrace Property tax (IBI) for refuse collection = €185.36 / year Property tax (IBI) for the flat = €1,305.15 / year Property tax (IBI) for garage = €102.54 per year Block community fees = €181 per month Garage community fees = €19 per month