EK
ARBAT ESTATES

## Sales - Apartment - Puerto Banús

## 445.000€

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**Ref.-ID: R5526658** **Puerto Banús** **Apartment**

**Community: 1,500 EUR / year** **1** **1** **69 m2**

A One-Bedroom Apartment Steps from the Beach and Puerto Banús – Garage & Storage Included A west-facing one-bedroom flat of 69 m² on the second floor (with lift), built in 2001. Terrace and balcony, fitted wardrobes, air conditioning and individual heating. A subterranean garage space with a renovated storage room in the same bay is included in the price. Exterior access is adapted for reduced mobility. The complex has gardens, two padel courts, a pool with sunbeds and umbrellas, a shaded outdoor dining area with tables and chairs, and a closed outdoor car park. It sits directly opposite the ME hotel (Meliá). About a three-minute walk to the beach; about eight minutes on foot to El Corte Inglés and Puerto Banús. A practical, well-located base for living or holidays — beach, port and shops without needing the car every day. Viewing highly recommended.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Country Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Utility Room
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Category**
- ✔ Beachfront