

## Sales - Apartment - Puerto Banús

# 1.995.000€

**Puerto Banús**

**Apartment**

**Community: 4,500 EUR / year IBI: 2,516 EUR / year**

**Rubbish: 85 EUR / year**



**3**



**2**



**150 m2**

Step into a 3-bedroom, 2-bathroom apartment with an open-plan kitchen, equipped with Meile appliances, that flows seamlessly into your living space. Top quality wooden floors in all bedrooms, together with independent air conditioning and underfloor heating in bathrooms. As you step out onto your private balcony, enjoy the breathtaking azure Mediterranean Sea views with Gibraltar and the African coast. This is true beachfront living, where the rhythmic sound of the waves becomes your daily serenade. Plus, enjoy the convenience of private parking. Enter the realm of beach front Playas Del Duque, an exclusive sanctuary boasting 4 pools, a rejuvenating spa, a well-equipped gym, tempting on-site dining, and direct beachfront access. With a dedicated concierge service, every moment here brims with indulgence and ease. Everything's just a stone's throw away: pharmacy, supermarkets, luxury shops, and restaurants. Nestled along the Costa Del Sol in Spain, Puerto Banus unveils itself as a coastal treasure. Moments away from Marbella, it beckons with exquisite dining, upscale boutiques, and a vibrant nocturnal rhythm. Here, the Mediterranean lifestyle comes alive in its most authentic form.

### Setting

- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ South

### Views

- ✓ Garden
- ✓ Pool

### Garden

- ✓ Communal

### Category

- ✓ Luxury
- ✓ Resale

### Condition

- ✓ Recently Renovated

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ 24 Hour Reception
- ✓ Fiber Optic

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground

























