

## Sales - Apartment - Puerto Banús

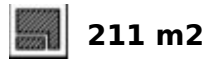
# 850.000€

**Puerto Banús**

**Apartment**

**Community: 5,736 EUR / year IBI: 1,096 EUR / year**

**Rubbish: 184 EUR / year**



A beautiful west facing beachside duplex apartment superbly situated, just a two minute stroll to the beach and a 10 minute walk to Puerto Banus along the promenade. In a prime position with a five star hotel, exclusive beach clubs, bars and restaurants all within a short walk but situated in a tranquil setting behind a secure gated community. This small development of only 27 apartments has lovely landscaped gardens and a community swimming pool, as well as a dedicated parking space. The apartment was originally two separate units and it has been cleverly adapted to offer flexible accommodation on two floors. Comprising of 2/3 bedrooms, 3 bathrooms, kitchen and separate utility room. Large L-shape dual aspect living room/dining room with lovely terrace overlooking the gardens with room for outside dining and sunbathing. The first floor is dedicated to the master suite which has a full bathroom, large private terrace with garden views and there is also a useful under eaves storeroom. Please note there is no lift to the first floor and also there is no separate storeroom with this apartment, although there is a storeroom in the roof space.

### Setting

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

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport

### Orientation

- ✓ West

### Garden

- ✓ Communal

### Pool

- ✓ Communal

### Security

- ✓ Electric Blinds
- ✓ Entry Phone

### Views

- ✓ Garden
- ✓ Pool

### Parking

- ✓ Communal































































