

## Sales - Apartment - Puerto Banús

# 535.000€

**Puerto Banús**

**Apartment**

**IBI: 755 EUR / year**

**Rubbish: 92 EUR / year**



**3**



**2**



**102 m2**

Situated in a prime location, this ground floor 3 bedroom apartment is just a stones throw away from the hustle and bustle of high octane Puerto Banus and all that it offers. Located in Villa Marina, this apartment offers a truly desirable setting, just a few minutes walk away from some of the finest sandy beaches this area of Marbella boasts and within walking distance to a vast array of amenities, including first class restaurants, bars, and both essential and designer shopping! The property boasts a private entrance into a covered terrace which leads up to the front door and into the hallway. A spacious separate kitchen offers a mountain of cupboard and storage space and is fully equipped. Two neat windows open up into the office space next door (in the event of a renovation these can be removed for privacy). The hallway then leads down and into a bright and airy living and dining room, both enjoying the warmth of chic wood burning fireplace. Large glass terrace doors lead out onto a private terrace which overlooks the small private garden space and across into the communal swimming pool and surrounding gardens. The property features a master suite with a large ensuite bathroom, itself a sunny and well lit space with a full length bathtub and chic vanity unit. The guest bedroom is equally as bright and also has direct use of a separate bathroom. All bedrooms feature fully fitted wardrobes and plenty of storage space within. Given its immense rental potential, this property presents a fantastic investment opportunity and superb ROI for any discerning buyer or investor. It is perfect for summer rentals as well as winter golfer rentals, given its proximity to the staggering amount of amenities within walking range and those that are just a few minutes drive away, but which also include some of the most highly regarded golf courses in Spain, including La Quinta, Aloha, Las Brisas and Los Naranjos. Don't miss out on what is probably one of the best opportunities to hit the market at this time! Don't let this be the one that got away!

### Setting

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

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted
- ✓ Partially Fitted

### Orientation

- ✓ South

### Views

- ✓ Garden
- ✓ Pool

### Garden

- ✓ Communal

### Condition

- ✓ Excellent

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Bar

### Parking

- ✓ Communal

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Category

- ✓ Luxury



















