

**Sales - Apartment - Puerto Banús**  
**1.000.000€**

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**Ref.-ID: R4325371**

**Puerto Banús**

**Apartment**

**Community: 5,400 EUR / year**

**IBI: 1,680 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**2.5**



**173 m2**

SPECTACULAR APARTMENT FOR SALE IN LA ALZAMBRA HILL CLUB (PUERTO BANÚS AREA) Spacious 3-bedroom apartment, located in the luxury urbanization La Alzambra Hills Club, 5 minutes from Puerto Banús and surrounded by all kinds of services and shops. It consists of an entrance hall, a spacious living room with access to a sunny terrace with a barbecue area and views of common areas. Fully equipped open kitchen with office, guest toilet, two double bedrooms with fitted wardrobes and terrace. Bright master bedroom with large wardrobe, en-suite bathroom and access to the main terrace. Two parking spaces and storage room in the same building. The prestigious La Alzambra Hill Club in Nueva Andalucía. Surrounded with beautiful nature and similar high-end properties of Marbella, the secure and gated development has 24-h security service, a doorman and surveillance cameras. It offers its residents a communal swimming pool, a well-equipped gym and lush subtropical gardens adorned with waterfalls. The prime location of this captivating property ensures convenience and leisure at your doorstep. Nueva Andalucía has all the ingredients that comprise most people's idea of a 'dream life' in Spain – beautiful views, healthy outdoor lifestyle, spacious houses and apartments, lovely gardens and swimming pools, international schools, banks, shops and markets at hand, and a peaceful atmosphere that is ideal for raising a family or retirement. You can take a walk to the renowned Puerto Banus (less than 1 km from this property), where exquisite restaurants, sandy beaches, nightclubs, designer boutiques and prestigious El Corte Ingles department store await, offering a plethora of indulgent experiences.

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|---|--|--|---|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ West</li> </ul>         | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>  | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Communal</li> </ul>  |