

**Sales - Apartment - Puerto Banús**  
**3.750.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4416583**

**Puerto Banús**

**Apartment**

**Community: 9,600 EUR / year**

**IBI: 3,300 EUR / year**

**Rubbish: 200 EUR / year**



**3**



**3**



**190 m2**

SECOND FLOOR APARTMENT IN LOS GRANADOS II IN PUERTO BANUS This second floor apartment is located in the urbanization Los Granados II in Puerto Banus, south facing, with unbetable sea views !! An excellent complex with beautiful gardens, large swimming pool and indoor heated pool, club with restaurant, bar, gym, jacuzzi, etc. With direct access to the beach and there is security and 24-hour surveillance. The apartment has 3 bedrooms, 3 bathrooms, living/dining room, large terrace, equipped kitchen with laundry, air conditioning and marble floors. Garage and storage room. A TOP LOCATION IN PUERTO BANUS !!

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Marina
- ✓ Front Line Beach Complex

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Marble Flooring

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Beachfront

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Garden**

- ✓ Communal
- ✓ Landscaped

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security

**Views**

- ✓ Sea

**Parking**

- ✓ Underground
- ✓ Garage