

**Sales - Apartment - Puerto Banús**  
**385.000€**

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



**Ref.-ID: R4761232**

**Puerto Banús**

**Apartment**

**Community: 1,620 EUR / year**

**IBI: 610 EUR / year**



**2**



**2**



**75 m2**

Escape to your own oasis in this middle floor apartment with lots of potential. Imagine relaxing on your spacious terrace, looking out onto the gardens, with the added luxury of glass curtains to be able enjoy the views all year round. The first 3 pictures we have used a virtual staging so that you can see how the property may look with new furniture and small renovations. Upon entering this property you have an entrance hall which to the left leads to the bedrooms and bathrooms, directly ahead you have the kitchen and on the right handside a spacious living area. The community boasts a large communal pool and many beautiful gardens which provide the perfect setting for lazy days in the sun. The urbanisation is enclosed and security offer peace of mind. Enjoy views onto the La Concha mountain from within the community. Located close to the beach, the port, and all amenities, this is the ideal holiday apartment investment or permanent home. You won't get stuck with things to do as the surrounding area offers many options of restaurants, cafes, bars, gyms, beach clubs, cinema, shopping centres, event venues, you name it! Don't miss your chance to make this dream home yours - schedule a viewing today!

**Setting**

- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Tennis Court
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ East

**Furniture**

- ✓ Part Furnished

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

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

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Views**

- ✓ Garden

**Parking**

- ✓ Communal