

**Sales - Apartment - Puerto Banús**  
**1.250.000€**

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**Ref.-ID: R4792711**

**Puerto Banús**

**Apartment**

**Community: 6,000 EUR / year**

**IBI: 1,968 EUR / year**

**Rubbish: 140 EUR / year**



**3**



**3**



**204 m2**

Immaculate ground floor apartment for sale in the luxurious community Bahía de Banús in Puerto Banús within 2-minutes walk to the beach and a short walk to Puerto Banús with all its shops, bars and restaurants. The property consists of a large lounge with fire place with access to the covered terrace and dining area. Fully fitted and equipped open plan kitchen with Siemens appliances and separate laundry room. Apartment consists of 3 bedrooms and 3 bathrooms. Master bedroom has en-suite bathroom, all the bathrooms have underfloor heating. Wooden flooring in the bedrooms. Bahía de Banús is a tranquil, gated urbanization with 24 hour security, communal pool and communal gardens. Underground parking is included. The properties of Bahía de Banús respect the highest standards and the exclusive gated urbanization has 24 hours security, gym, two areas with swimming pools and lush tropical gardens. The exclusive urbanization Bahía de Banús enjoys a fantastic location just 100 meters from the beach and a walk from Mistral Beach, where you can enjoy its famous Pasta Lubina.

**Setting**

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

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Marble Flooring
- ✓ Jacuzzi

**Category**

- ✓ Beachfront
- ✓ Luxury
- ✓ Resale

**Orientation**

- ✓ South West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

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

**Parking**

- ✓ Underground