

**Sales - Apartment - Puerto Banús**  
**1.150.000€**

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**Ref.-ID: R4794067**

**Puerto Banús**

**Apartment**

**Community: 6,240 EUR / year**

**IBI: 1,400 EUR / year**



**3**



**2.5**



**220 m2**

Luxurious ground floor property with a surface area of 265m2, 3 spacious bedrooms, a large living room with a 45m2 southwest facing terrace with wonderful views to the pool. Built to the highest quality standards the property features domotics, underfloor heating in the bathrooms. Includes 1 private parking space in underground garage and 1 storage room. The development has a total of 36 properties. Properties are built to the highest standards and the exclusive gated community boasts 24 hour security, two swimming pool areas and lush tropical gardens and also enjoys a fantastic location just 100 metres from the beach and within walking distance to Mistral beach and the famous Puerto Banus.

**Setting**

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

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Domotics

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ South West
- ✓ West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Underground