



## Middle Floor Apartment for sale in Puerto Banús, Marbella

680,000 €

Reference: R4178665 Bedrooms: 2 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Puerto Banús

RENTED UNTIL 1 SEPTEMBER Spectacular flat with partial sea views in Marina Banús. It has two bedrooms in the centre of PUERTO BANUS, the most exclusive area of Marbella, a few meters from the beaches and the promenade. The ideal property to move into, as a second residence or as an investment. It has an area of 128m<sup>2</sup> distributed in two bedrooms with fitted wardrobes and double glazing, two bathrooms, fully fitted independent kitchen, laundry room, living-dining room and a large corner terrace. It has centralised air conditioning with low consumption machine. Marble floors and white lacquered doors. The building has 24-hour security, concierge, gym, swimming pool and paddle tennis court. It has all the necessary services, leisure areas, shops, bars, health centres, El Corte Inglés... Parking space included in the sale price. IBI rubbish = 185,36€ / year IBI flat = 1.305,15€ / year IBI garage = 102,54€ / year Community flat = 181€ / month Garage community = 19€ / month



## Features:

### Features

Covered Terrace

Lift

Near Transport

Private Terrace

Ensuite Bathroom

Marble Flooring

Double Glazing

24 Hour Reception

Fitted Wardrobes

Gym

Paddle Tennis

Utility Room

Access for people with reduced mobility

### Setting

Commercial Area

Beachside

Close To Port

Urbanisation

Close To Sea

Close To Shops

Close To Town

Close To Schools

Town

Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex

24 Hour Security

Entry Phone

### Orientation

North

East

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Pool

Communal

### Garden

Communal

### Category

Reduced

Holiday Homes

Investment

Bargain

Beachfront

Cheap

Distressed

Luxury

Resale

Contemporary