



## 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>





## 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