



## 2 Bed Apartment For Sale

**€385,000**

**Puerto Banús, Costa del Sol**

**Ref: R4418314**

Third floor west facing very private apartment in a fantastic location only 10 minute walk to Puerto Banus, amenities nearby. This modern apartment is located in a large gated development with 24h security and just a 10 minute walk from Puerto Banus and the beach. The property has 2 bedrooms, 2 bathrooms, a salon/dining area with access to a spacious terrace, and a fully equipped kitchen. Has an LPO stamped by Marbella Town Hall in 2005 as well the Junta de Andalucia rental license - this is a RENTING MACHINE! Being on the third floor brings a part open terrace for extra afternoon sun, with an awning (toldo) fitted to the pergola ceiling as well as a second sun shade that opens to the front. The master bedroom has full height glass double doors that open onto a small Juliet terrace....

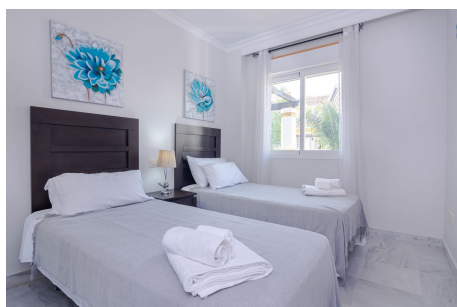
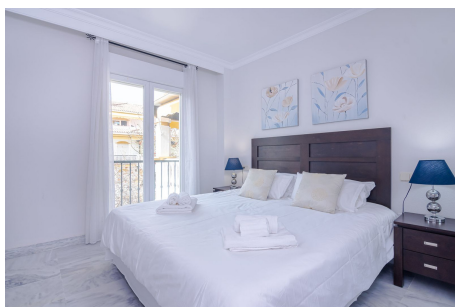
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La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



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# Property Description

**Location:** Puerto Banús, Costa del Sol, Spain

Third floor west facing very private apartment in a fantastic location only 10 minute walk to Puerto Banus, amenities nearby.

This modern apartment is located in a large gated development with 24h security and just a 10 minute walk from Puerto Banus and the beach.

The property has 2 bedrooms, 2 bathrooms, a salon/dining area with access to a spacious terrace, and a fully equipped kitchen.

Has an LPO stamped by Marbella Town Hall in 2005 as well the Junta de Andalucia rental license - this is a RENTING MACHINE!

Being on the third floor brings a part open terrace for extra afternoon sun, with an awning (toldo) fitted to the pergola ceiling as well as a second sun shade that opens to the front. The master bedroom has full height glass double doors that open onto a small Juliet terrace. This extra feature is very unusual in this development and transforms the master bedroom!

There are marble floors and air conditioning throughout the apartment. Included in the sale price is 1 underground car parking space.

The community has tropical gardens and two large swimming pools with clear mountain views. Lifeguards are on duty between May and October.

The communal areas also include 6 paddle tennis courts, a playground for children, and a popular restaurant. The development is next to a 9-hole golf course.

This bright west-facing apartment is in a wonderful convenient location close to Puerto Banus. The development has an excellent rental history.

# Additional Info

For Sale	Beds: 2	Baths: 2
Type: Apartment	Area: 100 sq m	Garden
Pool	Setting: Close To Port	Close To Shops
Close To Sea	Close To Town	Close To Schools
Close To Marina	Urbanisation	Orientation: West
Condition: Excellent	Pool: Communal	Climate Control: Air Conditioning
Central Heating	Views: Garden	Covered Terrace
Lift	Fitted Wardrobes	Near Transport
Private Terrace	Satellite TV	WiFi
Paddle Tennis	Utility Room	Ensuite Bathroom
Access for people with reduced mobility	Marble Flooring	Double Glazing
Restaurant On Site	Furniture: Fully Furnished	Kitchen: Fully Fitted
Garden: Communal	Security: Gated Complex	Electric Blinds
Entry Phone	24 Hour Security	Parking: Underground
Garage	Communal	Utilities: Electricity

Drinkable Water

Category: Holiday Homes

Investment

Resale

Contemporary

Built Area : 100 sq m

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