

## 2 Bed Apartment For Sale

**€365,000**

**Puerto Banús, Costa del Sol**

**Ref: R4503538**

This is a bright and charming ground floor apartment in the well maintained, and sought after, community of Los Naranjos de Marbella. This 2-bedroom apartment has a beautiful and spacious sitting room come dining room with bay windows overlooking the gardens and a fireplace for cosy winter evenings and A/C throughout for the hot summer months. The terrace leads straight off from the sitting room and has a large sofa/chill out area. The beauty of this terrace is not only its size, and the fact it can be used year round, but that it has private access straight into the gardens and pool area. This makes it ideal for families with children who can come and go as they please making the communal pool and gardens feel like an extension of the property. The kitchen is fully fitted with a handy uti...

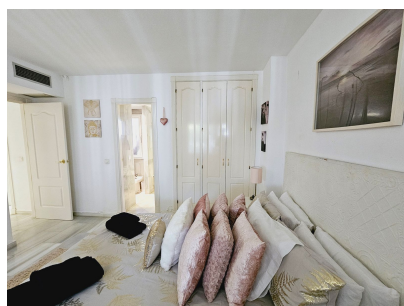
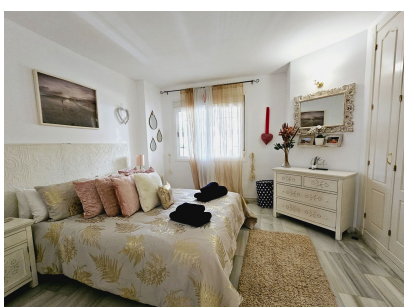
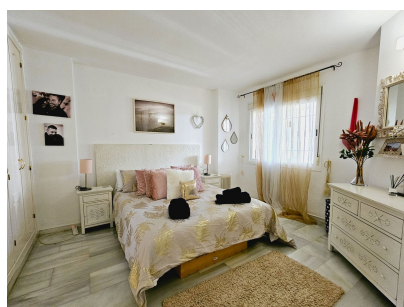
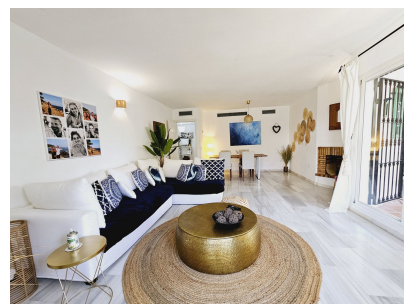
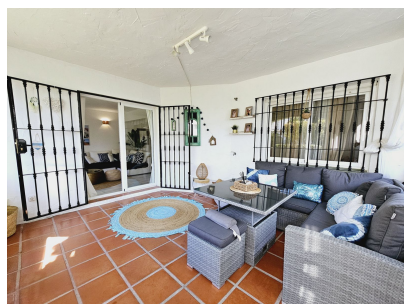
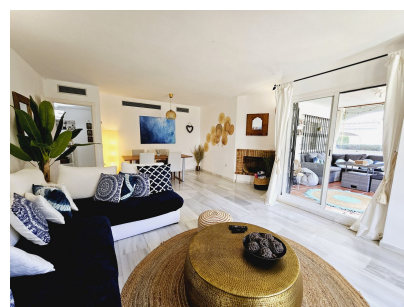
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# Gallery



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# Property Description

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

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Furniture is optional. This is a perfect "lock up and leave" holiday apartment and would make a fantastic rental property due to its close location to Puerto Banus. Rental properties here enjoy year round success simply due to location and the fact that the urbanisation, Los Naranjos, has an authentic Andalucian charm that isn't seen in modern properties today. The area feels like a village allowing you to meander through the little streets passing swimming pools, fountains, water features, beautiful Andalucian tiling and statues all wrapped up in mature tropical gardens.

The running costs of this property are low: Community fees are €135/m. IBI : €950/yr

Location:

A Mercadona supermarket and 2 restaurants are less than 5 mins walk from the apartment which is ideal if you don't have a car.

At least 5 golf courses in a matter of 10 mins drive.

A 15/20mins slow walk will take you into Puerto Banus (under 5 mins by car) where you have everything you need: beaches, shops, restaurants, bars.....

35 mins from Malaga airport

# Additional Info

For Sale	Beds: 2	Baths: 2
Type: Apartment	Area: 136 sq m	Garden
Pool	Setting: Close To Port	Close To Shops
Close To Sea	Close To Town	Close To Schools
Urbanisation	Orientation: West	Condition: Excellent
Pool: Communal	Climate Control: Air Conditioning	Hot A/C
Cold A/C	Fireplace	Views: Garden
Covered Terrace	Fitted Wardrobes	Private Terrace
Utility Room	Ensuite Bathroom	Marble Flooring
Double Glazing	Handicap access	Furniture: Optional
Kitchen: Fully Fitted	Garden: Communal	Landscaped
Security: Gated Complex	Parking: Street	Utilities: Electricity
Category: Bargain	Golf	Holiday Homes
Investment	Resale	Built Area : 136 sq m

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