

## Lägenhet i Puerto Banús

**345 000 €**

**Referens:** R4194382 **Sovrum:** 2 **Badrum:** 2 **Bygga:** 103m<sup>2</sup> **Terrass:** 56m<sup>2</sup>



## Plats: Puerto Banús

### Internal

1. Ground-floor apartment on South East-facing corner-plot, 2 beds/2 baths, fully furnished (IKEA).
2. 2 bedrooms with fitted wardrobes, sleep 4 (queen & 2 singles) + sofa-bed (in lounge), sleeps 2.
3. 2 bathrooms - one with tub & shower over; one walk-in shower (en-suite, to master bedroom).
4. Kitchen with integrated appliances - oven/hob, fridge/freezer, dishwasher, microwave oven.
5. Utility room with washer/dryer, linen storage, airing facilities, water heater, recycling bins.
6. Wi-Fi router with international TV-channel package of 6 languages; Samsung smart TV, 143 cm's wide.
7. Centralised AC system, serving hot and cold to all rooms; dehumidifier and smoke alarm fitted.
8. Window locks, security shutters and mosquito screens to all windows and terrace glass doors.
9. 5-lock entry door with safety chain; internal video and coded building entry-system.

### External/Environment

1. Apartment surrounded by extensive mature communal gardens with view of La Concha from terrace.
2. Large private, fully tiled rear terrace (fully furnished for seating, dining and sunbathing).
3. Lockable storage shed, for outdoor cushions and garden accessories.
4. Allocated underground parking space, with secure electric door entry.
5. Secured urbanisation with well-maintained gardens, 2 lagoon swimming pools, 6 paddle courts, childrens&apos; playground, on-site restaurant/bar and visitor parking.
6. 15-minute walk (5-minute drive) to Puerta Banus' marina, beaches, shops, bars/restaurants.
7. Multiple golf courses in nearby Golf Valley, plus 9-hole course adjacent to the urbanisation.
8. Easy access to A7 Autopiste; only 45 minutes' drive to/from Malaga Airport and 60 minutes to Gibraltar Airport.
9. Ideal second-home or investment property (touristic licence granted, 2016).

### NO CAR NEEDED

Less than 1 km to Puerto Banus, the Marina and all the excitement that goes with it.

Playground of the rich and famous Puerto Banus is renowned for people watching and its amazing versatility catering for ALL tastes from family friendly to throbbing night life that goes on until 07:00 in the morning.

#### The space

Large 2 bedroom apartment with a larger than average terrace.

The terrace is not overlooked and is very private.

It is very secure and safe for children.

As it is a ground floor there is no fear of your child climbing over the edge of the terrace so gives you a great piece of mind to put them out on the terrace and relax in the knowledge that they will come to no harm.

2 full bathrooms (1 en-suite) and a fully fitted kitchen with all appliances.

40 meters to the swimming pool.

100 meters to the restaurant.

350 meters to Iceland, Super Sol bars & restaurants.

800 meters to El Corte Ingles.

1 km to Puerto Banus marina and beach.

You defiantly do not need a car here if you do not want to drive.

Everything is within walking distance.

Location does not come much better than this!

Other things to note



For the young... Puerto Banus is the top destination for night life in Europe.  
For the not so young... You can dream of what could have been ;)  
Full rental details with excellent income for 4 years.

## Funktioner:

### Miljö

Nära till porten  
Urbanisering  
Nära till affärer  
Nära till havet  
Nära till staden  
Nära till skolor  
Nära till Marina

### Slå samman

Barnens pool  
Gemensam

### Funktioner

Täckt terrass  
Nära transport  
Hiss  
Satellite TV  
Privat terrass  
Double Glazing  
Paddle Tennis  
Utility Room  
Restaurant On Site  
Games Room  
Marble Flooring  
Near Church  
Fiber Optic  
Inbyggda garderober  
wifi

### säkerhet

Gated komplex  
24 timmars säkerhet  
Posttelefon

### Kategori

Fritidshus  
Investerings  
Återförsäljning  
Golf  
Lyx

### Orientering

Sydost

### Klimatkontroll

Luftkonditionering  
Centralvärme

### Kök

Fullt utrustad

### Parkering

Underjordiska  
Gata

### Möbel

Frivillig

### Skick

Excellent

### Åsikter

Fjäll  
Trädgård  
**Trädgård**  
Gemensam  
Lätt underhåll  
Anlagd

### Verktyg

Elektricitet  
Drickbart vatten