

## PUERTO BANÚS

bedrooms

2

bathrooms

2

built m<sup>2</sup>

94

terrace m<sup>2</sup>

77

### APARTMENT IN PUERTO BANÚS

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m<sup>2</sup> of beautifully landscaped tropical gardens. The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services. The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area. A standout feature is the expansive 77 m<sup>2</sup> terrace, of which 24 m<sup>2</sup> are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor. An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.

community

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garbage

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ibi

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price

445,000 €

