



# Middle Floor Apartment for sale in Puerto Banús, Marbella

**730,000 €**

Reference: R4178665    Bedrooms: 2    Bathrooms: 2    Build Size: 107m<sup>2</sup>    Terrace: 41m<sup>2</sup>





---

## Costa del Sol, Puerto Banús

We present this fabulous flat in a premium location. Marina Banús is a residential complex in the heart of Puerto Banús, close to all amenities, such as El Corte Inglés. The complex has 24-hour security, a paddle tennis court, swimming pool, gym and bicycle storage. It is ideal for your holiday home as you would not need a car at all. The property comprises an entrance hall, a fully equipped separate kitchen with appliances, a living-dining room with access to the terrace, 2 bedrooms and 2 full bathrooms, and a large terrace with magnificent views of the city and partial sea views. Two spacious parking spaces are included in the price. The property is located in Marina Banus, an excellent area with all the amenities you could need. Thanks to its location, it is very close to all services and shops such as pharmacies, schools, supermarkets, etc. Do not hesitate to come and visit this magnificent property. 106m<sup>2</sup> interior 41m<sup>2</sup> terrace IBI rubbish = €185.36 / year IBI flat = €1,305.15 / year IBI garage = €102.54 / year Community flat = €181 / month Community garage = €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