

## Wohnung zum Verkauf in Puerto Banús, Costa del Sol

2 Schlafzimmer | 1 Badezimmer | 46 m<sup>2</sup> Wohnfläche | 11 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 460 IBI | € 645 Rubish tax | € 2,016 Community fees



### Beschreibung der Immobilie

Modern Apartment in Río Verde – 200 Meters from the Sea with Rental License

Welcome to a bright and elegantly renovated apartment in the highly sought-after area of Río Verde, on Marbella's famous Golden Mile. Here, you will enjoy a fantastic location: just a two-minute walk to the beach and a short 10-minute stroll along the promenade to Puerto Banús. The area combines the tranquility of being close to the sea with immediate proximity to restaurants, supermarkets, and excellent transport links.

The apartment is situated on the first floor of a well-maintained, gated complex. Its south-facing orientation provides a wonderful influx of natural light and views over the communal garden and pool, which is open year-round.

The property features a modern, open-plan layout where the kitchen and living room merge into a pleasant social space. It offers two bedrooms and a stylish bathroom. The apartment is sold fully furnished and equipped, ready to move into. To guarantee a comfort