

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

2 Schlafzimmer | 2 Badezimmer | 155 m<sup>2</sup> Wohnfläche | Garage Ya | Garten Ya | Pool Ya  
€ 1,655 IBI | € 186 Rubish tax



### Beschreibung der Immobilie

This ground floor apartment is situated in Playas del Duque, Puerto Banús, within a prestigious frontline beach setting and a gated community. The property offers 2 bedrooms, 2 bathrooms, and a refurbished additional room that is currently arranged as a dining room, with the versatility to function as a single 3rd bedroom or an office. Its north-facing orientation, garden views, and access to communal gardens and a communal pool contribute to a comfortable residential setting.

The interior is presented in good condition and features a practical layout with a living room, dining room and a fully fitted and equipped kitchen. Finishes include marble floors, fitted wardrobes, air conditioning, double glazing and security shutters. The property also benefits from 24-hour security service within the complex, reinforcing the sense of privacy and peace of mind.

Outdoors, the apartment includes a private covered terrace, providing an extended living area with views over the communal gardens.