

## Floors

### Puerto Banús



Rooms: 2

Bathrooms: 2

M<sup>2</sup>: 103

Price: 335,000 €

Status: Sale

Property Type: Floors

Reference: R3976429

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Overview: 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 full bathrooms 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; 7. Centralised AC system, serving hot and cold to all rooms.. 8. Window locks, security shutters. 9. 5-lock entry door with safety chain; internal video and coded building entry-system.

External/Environment 1. Apartment surrounded by mature communal gardens with view of La Concha from terrace. 2. Large private, fully tiled terrace (fully furnished for seating, dining and sunbathing). 3. privacy fencing 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' 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 surrounding Golf Valley, plus 9-hole course adjacent to the urbanisation. 8. Easy access to A7 Autopiste; only 45 minutes' drive to/from Malaga Airport, 33 from Gibraltar airport. 9. Ideal second-home or investment property (touristic licence granted, 2016). NO CAR NEEDED Less than 1 km to Puerto Banus and 1 mile to 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 very large 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 mile 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. Licence number applied for and received

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#### Features:

Pool, Air conditioning, None, None, None, Lift, 24H Security, Parking, Golf, None, None, None, None