

Tussenverdieping Appartement te koop in Puerto Banús,  
Marbella

1.690.000 €

Referentie: R4829851 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 180m<sup>2</sup>





## Costa del Sol, Puerto Banús

Amazing apartment ready to move in, with a lot of light all day as it makes corner to the south west; it is located in Puerto Banus in the Prestigious Urbanisation Playas del Duque, with direct access to the beach and the promenade; it has huge tropical gardens of 3 hectares with ponds as well as several salt water pools for children and adults.

In the spectacular gardens there are two private restaurants for the owners of the Urbanisation.

It consists of 2 bedrooms and 2 bathrooms and a studio; and it can easily be converted into three bedrooms as it is all very spacious. From the living room you access 2 large terraces both overlooking the sea and the communal garden.

Another room has a large covered and closed terrace that can be used as an office or playground for children. It consists of a large open plan kitchen with spectacular and integrated islet in the living room.

It is ideal to live all year and also supposes a fantastic investment if you want to get good profitability in rents;

The urbanization of Lujo is closed and has 24h security. includes a parking space. This is one of the most spectacular homes for sale in Playas del Duque, since it is located in the Central and South Building with regard to the gardens.

Puerto Banus is located a walk from this wonderful house: Playa, Corte Ingles, Supermarkets etc... do not miss this opportunity and call us.

## Kenmerken:

### Extra's

Overdekt terras  
Lift  
Nabij vervoer  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten

### Uitzicht

Zeezicht  
Weids  
Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Categorie

Aan zee  
Luxe

### Zonorientatie

South West Orientation

### Ligging

Dicht bij strand  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand

### Meubilering

Ongemeubileerd  
optioneel Furniture

### Beveiliging

24 Hour Security  
Deurbel met intercom

### Energy Rating

E

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Gedeeltelijk ingerichte keuken

### Parkeergelegenheid

private Parking

### CO2 Emission Rating

E