

## Apartment for sale in Puerto Banús, Costa del Sol

3 Bedrooms | 2 Bathrooms | 118 m<sup>2</sup> Interior | 78 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,346 IBI | € 371 Rubish tax | € 4,560 Community fees



### Property Description

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas.

The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price.

This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.