

# BEST URBANISATION WALKING DISTANCE TO PUERTO BANUS. THIS INC

Spain, Marbella, Puerto Banus, Los Granados

Villa - REF: TGS-A3441



**Price: 4.450.000 €**

|                      |                          |                  |                  |                |               |           |                 |
|----------------------|--------------------------|------------------|------------------|----------------|---------------|-----------|-----------------|
| Nº Bedrooms: 3       | Nº People: 3             | M² built: 359 m² | Wifi             | Private pool   | Communal pool | Fireplace | Beach Front     |
| Mountain view        | Communal lift            | Private lift     | Air conditioning | BBQ            | Dishwasher    | TV        | Washing machine |
| Pets allowed         | Suitable for wheelchairs | Store Room       | Wine cellar      | Cinema/tv room |               |           |                 |
| Activities in resort |                          |                  |                  |                |               |           |                 |
| Cycling              | Golf                     | Hiking           | Mountain-Biking  | Riding         | Sailing       | Surfing   | Tennis          |

BEST URBANISATION WALKING DISTANCE TO PUERTO BANUS. THIS INCREDIBLE APARTMENT SITUATED FIRST LINE ON THE SEA, WITH FANTASTIC SEA VIEWS, LARGE TERRACE WITH DIRECT ACCES TO PRIVATE GARDEN AND COMMUNAL GARDENS WITH BEAUTIFUL SWIMMING-POOL, ACCESS TO THE BEACH. 24 HOURS SECURITY, MAGNIFICENT GARDENS AND SOCIAL CLUB WITH GYMNASIUM AND INDOOR SWIMMING-POOL. THE APARTMENT HAS A LARGE LIVING-DINING AREA WITH ACCESS TO A AMAZING TERRACE, NEW KITCHEN WITH LAUNDRY AREA. THREE BEDROOMS AND THREE BATHROOMS EN SUITE. FURNITURE AND DECORATION OPTIONAL GARAGE SPACE AND STORAGE ROOM INCLUDED.

bedrooms 3 bathrooms 3 built m2 359 terrace m2 161

## Taxes and fees

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to

some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.













