



**ANA CUESTA**  
AGENCIA INMOBILIARIA  
REAL ESTATE AGENCY

**Ana Cuesta Real Estate inmobiliaria**

Avenida de la Union 48, Atalaya Park  
Estepona

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**Reference:** 3604-A032-AL

**Property type:** Apartment

**Sale/rent:** For sale

**Price:** 695.000 €

**Condition:** Reformed



**Address:**

**Nº: Floor:** 0

**Town:** Marbella

**Province:** Malaga

**Postal Code:** 29660

**Zone:** Puerto Banús

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		
	In process	

**sqm built:** 106

**Living area sqm.:** 0

**Plot Sq.meters:** 0

**sqm Terrace:** 39

**Bedrooms:** 3

**Bathrooms:** 2

**Toilets:** 0

**cupboards:** 0

**Lift:** No

**Pool:** Yes

**Garages:** 0

**terraces:** 0

**Storage room:** No

**garden:** Yes

**courtyard:** No

**furnished:** No

**floor:**

**air conditioner:**

**hot water:**

**fuel:**

**Orientation:**

**Antiquity:**

**Outward/Inward:**

**community fees/month:** 0

### Description:

A collection of 6 impressive flats located in Puerto Banus. The flats offer an open living area with a high quality kitchen, dining room and lounge, all linked to direct access terraces overlooking the beautiful garden or the Avenue. The interior is spacious, modern and bright with a mix of wooden floors and Italian ceramics.

Other features: hot and cold air conditioning, underfloor heating in the bathrooms, built-in wardrobes, dishwasher, washing machine/dryer (NEFF and Siemens).

The urbanization has undergone extensive renovation, offering 24 hour security, concierge service, immaculate and lush tropical gardens with 3 swimming pools and paddle tennis court. Located only 1 minute from the beach and the famous Puerto Banus with its luxurious boutiques, well-known restaurants, cafes, bars and spectacular nightlife.