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PUERTO BANÚS

535 000 €

[redacted] R5541463

[redacted] Puerto Banús

1	1	58 m²	5 m²
[redacted]	[redacted]	[redacted]	[redacted]













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What makes La Alcazaba what it is becomes clear on the way in. The gardens are among the best maintained in all of Puerto Banús and give the complex a calm, green character that the newer developments around the marina rarely come close to. This apartment sits on the ground floor with its own terrace opening directly onto that greenery. The property measures 58 m² with one bedroom, one bathroom and a terrace of approximately 5 m². The layout is open plan, the kitchen has been recently renovated with Bosch appliances, and air conditioning is installed in every room. The ground floor position means no stairs, and the terrace connects directly to the living area. A renovated kitchen and an open layout. The kitchen in this apartment has been recently renovated with Bosch appliances and opens onto the living and dining area. The open plan layout keeps the property bright and easy to furnish across its 58 square metres, and air conditioning in every room keeps the indoor climate comfortable right through the summer season. A terrace that opens onto the gardens. The terrace measures approximately 5 m² and sits directly off the living area, looking straight out over the community gardens. It is compact, with room for a small table and morning coffee rather than for a full outdoor dining set. The value lies in the greenery immediately outside and in the ground floor position, which gives the terrace direct contact with the garden instead of a view over neighbouring facades. For longer hours outdoors, the community's large pool area is a few steps away. Short term letting is permitted and the licence is already in place. The property holds an active tourist licence and has approval from the community for short term letting. This is unusual in Puerto Banús and makes the apartment immediately usable as an investment, either as a dedicated rental unit or as a personal holiday home generating income during the weeks it is not in use. The licence is already registered, which means letting can begin from completion without an application process. A community with full service around the clock. La Alcazaba was built in 1983 and comprises 186 apartments. The complex is gated with security and a manned reception 24 hours a day. Shared facilities include a gym, a spa and a large pool area with a restaurant open through the summer season. Parking spaces are available within the community. The community fee is 223 euros per month, which is reasonable given that level of service and a gated complex with round the clock reception. The community is well run with solid liquidity, giving predictable fees and protecting value over time. Everything in Puerto Banús within walking distance. From La Alcazaba it is 450 metres to the beach, around six minutes on foot, and 550 metres to the marina at Puerto Banús, roughly seven minutes. El Corte Inglés is 400 metres away, a five minute walk. Centro Plaza in Nueva Andalucía, with its Saturday market, is 1.5 km away. The beachfront promenade runs in both directions from the complex: south towards Puente Romano and Marbella ■centre, ■north ■towards ■San Pedro ■de ■Alcántara. ■The ■location ■makes a ■car ■unnecessary for ■most ■of daily ■life, ■which ■is ■one reason short ■term ■guests ■pay ■a ■premium ■here.

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