



## Ground Floor Apartment for rent in Puerto Banús, Marbella

4.000 - 4.000 €

Referenz: R4815259    Schlafzimmer: 4    Badezimmer: 3    Garten: 252m<sup>2</sup>





## Costa del Sol, Puerto Banús

MONTHLY RENT FROM DECEMBER TO MARCH: MONTH + ELECTRICITY + FINAL CLEANING. MINIMUM STAY OF ONE MONTH. WE DO NOT MAKE ANNUAL RENTALS

We are facing an apartment located in one of the most sought after areas of Marbella; indeed, we are talking about Puerto Banus, and more specifically in the urbanisation Playas del Duque, characterized by its large dimensions, in which you will find from vegetation and nature to 3 magnificent swimming pools (open from 1 April to 17 October, subject to variation of availability); in addition to direct access to the promenade of the famous Playa del Duque.

But the aforementioned beach will not be the only one you can walk to, yes, walk, from the property, thanks to its proximity to them. And being in the heart of Puerto Banus has the great advantage of having such tourist beaches as Playa Nueva Andalucia, the same beach of Puerto Banus or Cortijo Blanco Beach a few meters away.

What do you want to taste the most typical Spanish food? Then do not hesitate to visit the grill La Sala By The Sea, 3 minutes walk away, as well as the Taberna Casa Blanca Banus, the bar-restaurant La Pesquera, specializing in seafood, or the beach bar Mistral Beach where you can taste, for example, a good paella. And, to enjoy other types of food, such as Italian or Argentinean, you can always pay a visit to the Pizzeria Picasso or the Carpaccio Restaurant, all within a distance of between 8 and 15 minutes walk or 5 minutes by car.

And, if after lunch you feel like having a good cocktail, a few steps away you can find beach clubs such as Tramp's Beach or Chiringuito Los Espigones, located in Nueva Andalucía Beach. As well as cocktail bars like Astral, a little further away, about 15 minutes walk, but which is worth a visit, among other things, for its peculiar structure that simulates a traditional sailing ship.

Shopping? You will have available, a few meters away, luxury brands such as Louis Vuitton, Dior or Michael Kors, which is also a reflection of the great prestige that this area offers; as well as some of a slightly less expensive, as would be the cases of Zara or, many more of the style of the latter, in the Marina Banus Shopping Center, a 13-minute walk and 4 minutes by car.

Finally, as for the area, if what you like is sport, you will be in luck, as you can enjoy several golf courses nearby, if you travel by car, such as Real Club de Golf Las Brisas, Golf Club Aloha or Los Naranjos Golf Club; as well as the activities offered by the company Water Sports Banus that you can find on the beach and with which you can do from canoeing to water skiing.

As far as the property is concerned, it consists of a single floor, of 192 m<sup>2</sup>, where you can find a large living room, with direct access to a wonderful terrace, with another dining table and excellent sea views of the Playa del Duque, located just in front; as well as a kitchen, 3 bathrooms and 4 bedrooms, one of them en suite.

The spacious and bright living room, which has a TV, a nice sofa, accompanied by a fabric seat, a dining table for 8 people, a fireplace and a grand piano, connects directly to the private terrace of the property. On this terrace you will find another dining table, in this case designed for 5 people. In addition, it is thanks to this terrace that you will have direct access to all the facilities offered by the urbanization Playas del Duque, as well as exit it and go directly to the promenade or the beach.

The kitchen has a serving hatch leading to the living room and is fully equipped with modern appliances, including refrigerator, oven, microwave, ceramic hob, grinder / blender, kettle and coffee maker, and a basic kitchenware so that



you feel that you do not lack absolutely nothing. In addition, as if the above were not enough, in front of it you will also find a small storage room with another microwave, washer and dryer.

The 4 bedrooms are tastefully decorated, offering comfortable beds, fitted closets and high quality bed linen and towels. One of them, the master bedroom, has a double bed and excellent natural light, thanks to a window directly facing south; the second and third bedrooms also have a double bed; and the fourth bedroom, on the other hand, has a single bed, but also a desk with very good light and its own en-suite bathroom.

Finally, at your disposal, the 3 bathrooms of the property, all fully equipped with shower or bathtub, sink, toilet, the amenities that we offer from Homewatch, with toothbrush, hand soap, gel and shampoo, and clean towels. As a plus, the first bathroom, which is located right next to the master bedroom, has a large bathtub, in the form of a jacuzzi, and a window, where you can relax.

As extras mention a WIFI that is available throughout the property, plus bed linen and towels, because yes, we care a lot about your comfort and welfare. In addition, you will have your private parking space in the garage, so if you come with your own vehicle, parking is not a problem to visit the various, and beautiful, towns that make up our beloved Costa del Sol, as well as the center of Marbella, just 15 minutes, approximately, by car.

What more could you ask for?

Your dream vacation awaits you here on the Costa del Sol, what are you waiting for?



## Eigenschaften:

### Merkmale

In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Einstellungsschränke  
W-lan  
Versorgungsraum

### Ansichten

Meer  
Panorama  
Hafen  
Urban  
Straße

### Pool

Gemeinschaft

### Garten

Privat

### Kategorie

Strand  
Luxus

### Orientierung

Süden

### Einstellung

Strand  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt

Strand

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Elektrische Jalousien

### Energiebewertung

D

### Klimakontrolle

Klimaanlage  
Kamin  
Zentralheizung

### Zustand

Exzellent

### Küche

Teilweise montiert

### Parken

Gemeinschaft  
Mehr als eins

### CO2 -Emissionsbewertung

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