

## Middle Floor Apartment for sale in Puerto Banús, Marbella

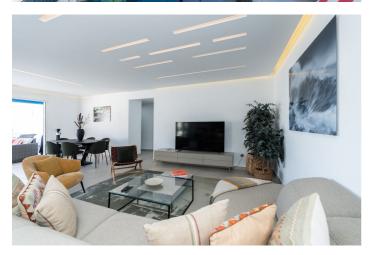
2,490,000 €

Reference: R4649218 Bedrooms: 3 Bathrooms: 3 Build Size: 230m<sup>2</sup> Terrace: 20m<sup>2</sup>













## Costa del Sol, Puerto Banús

Incredible opportunity to acquire an exclusive luxury apartment on the penultimate floor of a privileged building, located on the frontline of the beach in the prestigious area of Puerto Banús. This magnificent home offers unparalleled panoramic views of the sea, along the coast, as well as the lush gardens and communal pools.

This bright and spacious 3-bedroom apartment, each with ensuite bathrooms, has recently been renovated with highend finishes. With a south orientation, the property is efficiently distributed, starting with an impressive entrance leading to a generous guest bedroom with a small hall and an ensuite bathroom with a shower. This bedroom features a dressing room and large windows with sea views, providing privacy and exclusivity.

The expansive living-dining area and fully open kitchen serve as the heart of the home, completely refurbished with access to two terraces. One terrace, enclosed with glass curtains, offers a perfect space to enjoy year-round, while the other, uncovered, provides stunning views of the sea, gardens, and communal pools.

The living-dining area connects to two additional bedrooms: a double guest bedroom with spacious built-in closets and an ensuite bathroom with a shower cabin and Turkish bath; and the master bedroom, offering breathtaking sea views and featuring an ensuite bathroom with the same shower cabin and Turkish bath, as well as double built-in closets.

The property is equipped with cold and heat air conditioning through aerothermal energy, as well as underfloor heating in the main bathroom. Electric blinds are installed in all rooms. A parking space is included, and additional amenities in the communal areas include three pools, well-maintained gardens, two exclusive restaurants for owners, direct access to the promenade, as well as concierge service and 24-hour security.

Strategically located just steps away from all services and a short walk from Puerto Banús, this property offers an unparalleled lifestyle on the Costa del Sol. Don't miss the opportunity to own this stunning retreat in one of the most coveted destinations!



## **Features:**

Features Orientation Climate Control

Covered Terrace South Air Conditioning
Lift Pre Installed A/C

Near TransportCold A/CPrivate TerraceHot A/CEnsuite BathroomU/F Heating

Marble Flooring

Double Glazing

U/F/H Bathrooms

Fitted Wardrobes WiFi

24 Hour Reception

Utility Room Near Church

Sauna

ViewsSettingConditionSeaCommercial AreaExcellent

PanoramicBeachsideRecently RefurbishedGardenUrbanisationRecently Renovated

Pool Close To Sea
Close To Shops
Close To Schools

Town

Close To Marina Beachfront

Front Line Beach Complex

Marina

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Children's Pool

Garden Security Parking

Communal Gated Complex Underground
24 Hour Security Garage
Electric Blinds Communal

**Entry Phone** 

Safe

Utilities Category Energy Rating

Electricity Holiday Homes D

Drinkable Water Investment
Telephone Resale
Luxury

Contemporary Beachfront

Golf

**CO2** Emission Rating

C