



Middle Floor Apartment for sale in Puerto Banús, Marbella

Reference: R5054938 Bedrooms: 4 Bathrooms: 4 Build Size: 385m² Terrace: 102m²





Costa del Sol, Puerto Banús

Price reduced for quick sale. Luxury, privacy, and quality of life are the focus of this extraordinary apartment. Let yourself be captivated by this timelessly elegant and classic luxury apartment, located in the very heart of Puerto Banús. Set within one of the most beautiful tropical gardens, repeatedly awarded for excellence in landscape design, this exceptional apartment offers a unique living experience. The residence ensures absolute privacy and serenity – whether you start your day with a swim in one of the three private pools or unwind in the expansive communal gardens. The complex is exclusively accessible to apartment owners, guaranteeing peace and seclusion. For a swim in the sea, take a two-minute stroll through the enchanting garden landscape. Passing fountains and ponds, a private gate leads you directly to the beach and the beautifully lit seafront promenade, perfect even for evening walks. The apartment building offers a 24-hour concierge, security service, an on-site supermarket, public and private parking spaces, and many other amenities. The apartment spans a total of 487 sqm, including 385.10 sqm of interior living space and 102.80 sqm of outdoor terrace, partially covered and fitted with glass wind protection. It features three spacious, fully furnished bedrooms, each with its own walk-in wardrobe and en-suite bathroom, as well as a separate staff or guest room with a private bathroom, a fully equipped and generous kitchen, a laundry room, two large underground parking spaces, and a storage room. High-quality marble floors with custom-made artistic mosaics adorn several areas of the apartment. For added comfort, all marble-finished areas are fitted with underfloor heating. Air conditioning is integrated throughout all living areas for the warmer summer days. Elegant parquet flooring in the private areas creates a cozy and welcoming atmosphere. All areas of the complex – as well as the apartment itself – are fully wheelchair accessible. Bedrooms: 4 Bathrooms: 4 Number of Garage/Parking Spaces: 2



Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	West	Cold A/C
Near Transport	South West	Hot A/C
Private Terrace		Central Heating
Storage Room		U/F Heating
Ensuite Bathroom		U/F/H Bathrooms
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Utility Room		
Staff Accommodation		
Basement		
Fiber Optic		
Access for people with reduced mobility		
Jacuzzi		
Restaurant On Site		
Domotics		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Garden	Beachside	
Street	Close To Port	
Port	Urbanisation	
	Close To Sea	
	Close To Town	
	Close To Schools	
	Town	
	Beachfront	
	Front Line Beach Complex	
	Marina	
	Port	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Children's Pool	Part Furnished	
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Private
	Alarm System	Covered
	Electric Blinds	
Utilities	Category	
Electricity	Reduced	
	Holiday Homes	



sales@melrose-properties.com

+34 952 802 912

Investment
Resale
Luxury
Beachfront