

**Sales - Apartment - Puerto Banús**  
**1.380.000€**



**Ref.-ID: R5110237**

**Puerto Banús**

**Apartment**



**3**



**3**



**220 m2**

this is an exceptional property for those who wish to enjoy a stay in a privileged location in the center of Puerto Banús, a step away from the Marina, exclusive shops and the best restaurants. The property is located on the 2nd floor and from its terrace offers wonderful views of the urbanization's garden with the sea in the background. The house consists of 3 bedrooms. The main one is excellent, very spacious and with an en-suite bathroom and balcony. The other two bedrooms are equally spacious and bright, and one of them also has an en-suite bathroom. The living-dining room is exceptional, comfortable, cozy and very bright, from which you can access a large terrace with views of the garden and the sea. The kitchen is independent, with an elegant and at the same time very functional style and has a window overlooking the interior patio. The property is located in one of the most exclusive urbanizations in Marbella, with a spectacular garden, 3 swimming pools, 2 restaurants, concierge in the portal and 24-hour private security. The parking space, with 24-hour security, is located in the same building, with direct access from the property via the elevator." Middle Floor Apartment, Puerto Banús, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 220 m², Terrace 12 m². Setting : Commercial Area, Beachside, Port, Close To Port, Close To Shops, Close To Sea, Close To Schools, Marina, Close To Marina, Urbanisation. Orientation : East, South East. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Courtesy Bus, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Underground, Garage, Covered, Private. Category : Beachfront, Resale.

<b>Setting</b> <div><div>✓</div>Commercial Area</div> <div><div>✓</div>Beachside</div> <div><div>✓</div>Port</div> <div><div>✓</div>Close To Port</div> <div><div>✓</div>Close To Shops</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Schools</div> <div><div>✓</div>Marina</div> <div><div>✓</div>Close To Marina</div> <div><div>✓</div>Urbanisation</div>	<b>Orientation</b> <div><div>✓</div>East</div> <div><div>✓</div>South East</div>	<b>Condition</b> <div><div>✓</div>Good</div>	<b>Pool</b> <div><div>✓</div>Communal</div> <div><div>✓</div>Children`s Pool</div>	<b>Climate Control</b> <div><div>✓</div>Air Conditioning</div> <div><div>✓</div>Hot A/C</div> <div><div>✓</div>Cold A/C</div>	<b>Views</b> <div><div>✓</div>Sea</div> <div><div>✓</div>Garden</div>
<b>Features</b> <div><div>✓</div>Covered Terrace</div> <div><div>✓</div>Lift</div> <div><div>✓</div>Fitted Wardrobes</div> <div><div>✓</div>Near Transport</div> <div><div>✓</div>Private Terrace</div> <div><div>✓</div>WiFi</div> <div><div>✓</div>Utility Room</div> <div><div>✓</div>Ensuite Bathroom</div> <div><div>✓</div>Access for people with reduced mobility</div> <div><div>✓</div>Double Glazing</div> <div><div>✓</div>24 Hour Reception</div> <div><div>✓</div>Courtesy Bus</div> <div><div>✓</div>Near Church</div> <div><div>✓</div>Fiber Optic</div>	<b>Furniture</b> <div><div>✓</div>Part Furnished</div>	<b>Kitchen</b> <div><div>✓</div>Fully Fitted</div>	<b>Garden</b> <div><div>✓</div>Communal</div>	<b>Security</b> <div><div>✓</div>Gated Complex</div> <div><div>✓</div>24 Hour Security</div>	<b>Parking</b> <div><div>✓</div>Underground</div> <div><div>✓</div>Garage</div> <div><div>✓</div>Covered</div> <div><div>✓</div>Private</div>
<b>Category</b> <div><div>✓</div>Beachfront</div> <div><div>✓</div>Resale</div>					