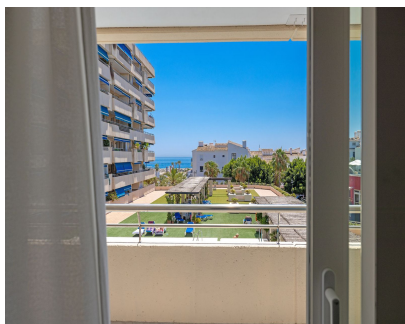


Sales - Apartment - Puerto Banús

1.300.000€



Ref.-ID: R5137771

Puerto Banús

Apartment

Community: 2,880 EUR / year

IBI: 1,640 EUR / year



3



2



121 m2

In the heart of Puerto Banús, within an exclusive residential complex, lies this elegant 161 m² apartment, fully renovated with high-end finishes. It offers 3 spacious bedrooms, 2 modern bathrooms, and a spectacular 40 m² terrace with breathtaking views of the Mediterranean Sea and La Concha mountain. Its southeast orientation guarantees exceptional natural light throughout the day. The property also includes a parking space, while its interior location within the building ensures privacy and tranquility. The complex provides a privileged environment with well-maintained gardens, high-level communal areas, and direct access to the marina, surrounded by luxury boutiques, beach clubs, and international restaurants. The beach, promenade, and top shopping centers such as El Corte Inglés are just steps away. Thanks to its location, it is an ideal choice for sports enthusiasts, with nearby golf courses, paddle courts, water sports facilities, and premium gyms. The area is known for its vibrant and sophisticated atmosphere, making this property perfect for year-round living, a second home, or as a high-potential investment. With low community fees and excellent connections —Málaga Airport ~40 minutes, Ronda ~1 hour, and Tarifa ~1h 30 min—, this apartment represents a unique opportunity in Marbella: the perfect blend of luxury, comfort, and strategic location in one of the most exclusive destinations on the Mediterranean.

Setting <ul style="list-style-type: none"> ✓ Town ✓ Commercial Area ✓ Beachside ✓ Port ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Marina ✓ Close To Marina ✓ Urbanisation ✓ Front Line Beach Complex 	Orientation <ul style="list-style-type: none"> ✓ South 	Condition <ul style="list-style-type: none"> ✓ Recently Renovated 	Pool <ul style="list-style-type: none"> ✓ Communal ✓ Heated ✓ Children`s Pool 	Climate Control <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F Heating 	Views <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Beach ✓ Port ✓ Country ✓ Panoramic ✓ Garden ✓ Pool ✓ Courtyard ✓ Urban ✓ Forest
Features <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Satellite TV ✓ WiFi ✓ Gym ✓ Paddle Tennis ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Marble Flooring ✓ Bar ✓ Double Glazing ✓ Domotics ✓ 24 Hour Reception ✓ Restaurant On Site ✓ Courtesy Bus ✓ Near Mosque ✓ Near Church ✓ Basement ✓ Fiber Optic 	Furniture <ul style="list-style-type: none"> ✓ Fully Furnished 	Kitchen <ul style="list-style-type: none"> ✓ Fully Fitted 	Garden <ul style="list-style-type: none"> ✓ Communal 	Security <ul style="list-style-type: none"> ✓ Gated Complex ✓ Electric Blinds ✓ Alarm System ✓ 24 Hour Security 	Parking <ul style="list-style-type: none"> ✓ Underground ✓ Covered ✓ Private
Utilities <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water ✓ Telephone 	Category <ul style="list-style-type: none"> ✓ Beachfront ✓ Distressed ✓ Investment ✓ Luxury 				