

**Sales - Apartment - Puerto Banús**  
**3.150.000€**



**Ref.-ID: R5342404**

**Puerto Banús**

**Apartment**

**Community: 17,748 EUR / year**

**IBI: 2,400 EUR / year**

**Rubbish: 185 EUR / year**



**4**



**4**



**213 m2**

Wonderful duplex penthouse in Ventura del Mar, one of the most prestigious frontline beach developments in Puerto Banus (Marbella). The complex offers an excellent level of security, tropical gardens with streams, ponds and pool area, gymnasium, Spa (sauna, steam room, showers), games and lounge area with cafeteria, direct access to the promenade and the beach. The property has been refurbished and furnished to high standards and comprises: large living/dining room with access to a spacious south-southwest facing terrace, overlooking the gardens; fully fitted open plan kitchen; three bedrooms on main floor, two with en-suite bathrooms and the other with separate bathroom; master bedroom on top floor with en-suite bathroom and adjoining dressing room and access to large terraces with barbecue area and solarium, offering privileged views. Marble floors and bathrooms. Includes 2 parking spaces and 1 storage room in the underground garage. The flat has air conditioning (hot/cold) in all rooms, alarm system and safe. A fabulous luxury flat, only a few steps away from the sea and Puerto Banus!

**Setting**

- ✓ Beachfront
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Beachfront

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Not Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Views**

- ✓ Garden

**Parking**

- ✓ Underground
- ✓ More Than One
- ✓ Communal
- ✓ Private