

## Sales - Apartment - Puerto Banús

# 1.050.000€



**Ref.-ID: R5395939**

**Puerto Banús**

**Apartment**

**Community: 2,004 EUR / year**

**IBI: 1,045 EUR / year**

**Rubbish: 88 EUR / year**



**4**



**4**



**200 m2**

Stunning west-facing duplex penthouse located in the heart of Puerto Banús, one of the Costa del Sol's most prestigious and desirable destinations, famous for its luxury marina, high-end boutiques, fine dining, golden beaches, and vibrant Mediterranean lifestyle. This exceptional property offers 4 spacious bedrooms and 4 bathrooms, with approximately 200m<sup>2</sup> of built area, designed to provide both comfort and elegance. The penthouse boasts an impressive 95m<sup>2</sup> solarium rooftop terrace, creating the perfect space for outdoor living, entertaining guests, sunbathing, or enjoying beautiful sunsets and al fresco dining all year round thanks to its west-facing orientation. The bright and spacious layout includes ensuite bathrooms, adding privacy and convenience to the bedrooms, while large windows and terrace access allow for plenty of natural light throughout the home. Situated within a beautifully maintained gated community, residents can enjoy landscaped gardens, a communal swimming pool, underground parking, and an entry phone security system for added peace of mind. Perfectly positioned just minutes from the famous Puerto Banús marina and all local amenities, this property represents an outstanding opportunity as a luxury holiday home, permanent residence, or investment on the Costa del Sol.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Marina

**Orientation**

- ✓ West

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Garden
- ✓ Pool

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ 24 Hour Reception

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Landscaped

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Parking**

- ✓ Underground
- ✓ Garage

**Utilities**

- ✓ Electricity

**Category**

- ✓ Investment
- ✓ Resale