

Sales - Apartment - Marbella 2.950.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com



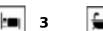
Ref.-ID: R4966189

Marbella

Community: 15,300 EUR / year

IBI: 2,462 EUR / year

Rubbish: 740 EUR / year



3

208 m2

Exclusive south facing duplex penthouse with frontal sea views in one of the most prestigious beachfront developments in Puerto Banus, Marbella. Ventura del Mar is one of the most prestigious and best located beachfront developments in Marbella... at a stone's throw from Puerto Banús, yet very tranquil. The luxury resort offers security and privacy, well maintained and landscaped tropical gardens with streams and ponds, a large outdoor pool, a games and relaxing area with gym, as well as direct access to the promenade and the beach. Spacious, luxury apartments in a top-notch complex by the sea... a stroll from Puerto Banús and with everything you need at your fingertips! The resort offers 24 hours security, famous landscaped tropical gardens with streams and ponds, a large communal pool area, a gym (sauna, steam bath, showers) a game and seating, relaxing area, and office area. Direct access to the promenade and the beach. The property has been furnished to highest standards, with fully equipped, top luxury kitchen with island, connecting to a spacious living room, facing a south terrace with open views, overlooking the tropical gardens and sea. Two main floor bedrooms with king size bedrooms, one with on suite bathroom and direct access to the south terrace with panoramic views. Upstairs master bedroom with walk in dressing room and on suite large bathroom. The master bedroom has direct access to two spacious top terraces. One of the south top terraces has barbecue area and sunbathing area with a luxury jacuzzi. The views from here are stunning and overlooking the tropical gardens with water features and the sea. The other terrace faces the famous Mountain, La Concha. The property boast marble flooring and bathroom tiles, with floor heating. It also benefits from Air conditioning (hot and cold) throughout. There is fiber optic, broadband internet and WIFI throughout the apartment with Led smart tvs 75[°]. 2 Parking spaces underground and Storage included underground next to Parking *List of all furniture to be

Setting Beachfront Town Commercial Area Beachside Port Close To Golf Close To Port Close To Port Close To Shops Close To Shops Close To Sea Close To Town Close To Schools Marina Close To Marina Urbanisation Front Line Beach Complex	Orientation East South West North West	Condition Excellent Recently Renovated	Pool Communal	Climate Control Air Conditioning Hot A/C Central Heating U/F Heating U/F/H Bathrooms	Views Sea Beach Panoramic Garden Pool
Features Covered Terrace Lift Fitted Wardrobes Private Terrace Solarium Satellite TV WiFi Gym Storage Room Marble Flooring Jacuzzi Barbeque Double Glazing 24 Hour Reception Fiber Optic	Furniture Fully Furnished	Kitchen Fully Fitted	Garden Communal Landscaped	Security Gated Complex Alarm System 24 Hour Security	Parking Underground Private
Utilities Electricity Drinkable Water	Category Beachfront Luxury				

- Telephone