

**Sales - Apartment - Puerto Banús**  
**2.500.000€**

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**Ref.-ID: R5058907**

**Puerto Banús**

**Apartment**

**Community: 6,396 EUR / year**

**IBI: 1,900 EUR / year**



**3**



**4.5**



**225 m2**

This exclusive 3-bedroom apartment is located in one of the most sought-after residential areas on the sea side, next to Puerto Banús. The apartment has three bedrooms, each with en suite bathrooms, a fully equipped kitchen and a spacious living and dining room. The spacious terrace surrounds the entire apartment and offers magnificent views of the well-maintained garden and the sea. The luxurious complex is just steps from the beach and the marina of Puerto Banús. It offers beautifully landscaped gardens, an outdoor pool, a heated indoor pool, a gym and a closed and secure access for maximum privacy and security. The apartment also includes two underground parking spaces and a separate storage room.

**Setting**

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

**Orientation**

- ✓ South East

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Condition**

- ✓ Excellent
- ✓ Good

**Garden**

- ✓ Communal

**Pool**

- ✓ Indoor

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ 24 Hour Security

**Climate Control**

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms

**Parking**

- ✓ More Than One
- ✓ Private

**Views**

- ✓ Sea
- ✓ Garden
- ✓ Pool

**Category**

- ✓ Luxury