

Sales - Apartment - Puerto Banús
995.000€

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



Ref.-ID: R5120569

Puerto Banús

Apartment

Community: 5,040 EUR / year

IBI: 1,200 EUR / year

Rubbish: 185 EUR / year



3



2



163 m2

Luxury 3-Bed Apartment with Spacious Terrace in a Prime Beachside Location in Puerto Banús This freshly renovated 3-bedroom apartment sits on the middle floor of a sought-after beachfront complex, just a short stroll from Puerto Banús. Designed with modern living in mind, it features open-plan spaces, a sleek kitchen, and stylish updated bathrooms – all finished to a high standard for a relaxed, contemporary feel just moments from the sea. Sold with the benefit of a large underground parking space and a storage room. Set in a gated, second-line development right by the beach, you’re only a few minutes walk along the promenade to the heart of Puerto Banús – with its famous marina, designer shops, top restaurants, and buzzing nightlife – while still enjoying a quiet, private atmosphere at home. The apartment is bright and airy throughout, with a generous southwest-facing terrace overlooking beautifully kept tropical gardens. Glass curtains allows enjoyment of the terrace all year round, and the terrace comes complete with dining and chill-out areas, plus a built-in BBQ – perfect for outdoor entertaining. Interior Features.... Underfloor heating throughout Recently serviced air conditioning system Home automation for lighting and power High-end Porcelanosa bathrooms, including a Bluetooth rain shower in the master en-suite Walk-in open wardrobes in master and second bedrooms Electric shutters in the master and second bedrooms Blue Cube ceiling speaker system, Bowers & Wilkins centre speaker, Yamaha home cinema, and 65” TV Sold fully furnished (excluding selected artwork and decorations) Premium Community Facilities... 24-hour on-site security and full CCTV coverage Number plate recognition at the entrance Two lifts to all levels per block Landscaped tropical communal gardens Communal outdoor pool Heated indoor pool, Jacuzzi, male and female sauna & steam rooms This move-in-ready apartment offers the best of Marbella's beach lifestyle—modern interiors, premium community features, and a location that gives you peace and privacy just minutes from everything Puerto Banús has to offer. Ideal as a holiday home, investment, or full-time residence.

Setting <ul style="list-style-type: none">✓ Beachside✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ South✓ South West	Condition <ul style="list-style-type: none">✓ Excellent	Pool <ul style="list-style-type: none">✓ Communal✓ Indoor✓ Heated	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Hot A/C✓ Cold A/C✓ U/F Heating✓ U/F/H Bathrooms	Views <ul style="list-style-type: none">✓ Sea✓ Garden✓ Pool
Features <ul style="list-style-type: none">✓ Covered Terrace✓ Lift✓ Fitted Wardrobes✓ Private Terrace✓ Sauna✓ Storage Room✓ Utility Room✓ Ensuite Bathroom✓ Marble Flooring✓ Double Glazing✓ Domotics	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✓ Entry Phone✓ Alarm System✓ 24 Hour Security✓ Safe	Parking <ul style="list-style-type: none">✓ Underground
Utilities <ul style="list-style-type: none">✓ Electricity	Category <ul style="list-style-type: none">✓ Luxury✓ Resale				