EK
ARBAT ESTATES

Sales - Apartment - Puerto Banús

1.400.000€

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Ref.-ID: R5368987 | **Puerto Banús** | **Apartment**

Community: 2,436 EUR / year | **IBI: 1,210 EUR / year** | **Rubbish: 98 EUR / year** | **2** | **2.5** | **156 m2**

Located in the heart of Puerto Banús, this south-facing apartment enjoys uninterrupted views over the Mediterranean and the marina, placing everyday life directly on the waterfront. The setting allows immediate access to the beach, the promenade, designer boutiques, international restaurants, cafés, supermarkets, banks, and all daily services, without the need for a car. The apartment offers a bright and well-balanced interior layout designed for comfortable living. The main living area is filled with natural light thanks to large windows that open the space towards the sea and marina, creating a constant visual connection with the surroundings. The living room flows naturally into the dining area and the open-plan kitchen, forming a practical and social space suitable for both daily use and entertaining. The property comprises two bedrooms and two bathrooms. The main bedroom benefits from generous natural light and features an en-suite bathroom, ensuring privacy and comfort. The second bedroom is conveniently located next to the additional bathroom, making the apartment equally suitable for permanent residence, holiday use, or rental purposes. The distribution is efficient and functional, offering a sense of ease throughout the home. A private parking space within the building is included, a significant advantage in this central location. The south orientation enhances brightness throughout the day, while the elevated position ensures open views over the marina and the sea. Beyond the apartment itself, the location is one of the most sought-after on the Costa del Sol. Puerto Banús is known for its marina lifestyle, luxury yachts, beach clubs, and fine dining venues. Several renowned golf courses such as Las Brisas, Aloha Golf, and Los Naranjos are within a short drive. International schools, private clinics, and shopping centres are easily accessible, while Marbella town centre is just minutes away. Málaga International Airport can be reached in approximately 45 minutes. This property represents an excellent option for buyers searching for a sea-view apartment in Puerto Banús, whether as a main residence, second home, or investment with strong rental demand.

Setting
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Category
- ✔ Luxury

Orientation
- ✔ South Facing

Condition
- ✔ Renovation Required

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Port Views
- ✔ Panoramic Views

Parking
- ✔ Private Parking