EK
ARBAT ESTATES

Sales - Apartment - Puerto Banús

1.200.000€

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Ref.-ID: R5450155

Puerto Banús

Apartment

Community: 3,600 EUR / year

2 **2** **146 m2**

Frontline Luxury Ground Floor Apartment in Puerto Banús Experience premier beachfront living in one of Puerto Banús's most exclusive gated urbanizations. Nestled within a tranquil, beautifully landscaped courtyard setting, this exceptional ground-floor residence offers direct access to the beach and stunning uninterrupted views of the sea and lush tropical gardens. Upon entering this 2 bedroom, 2 bathroom ground floor apartment, you are welcomed by an expansive, open-plan kitchen, dining, and living space. Designed to maximize light and space, the wide living area features sweeping direct views out to the communal gardens and the sea beyond. The main living area opens seamlessly onto a private terrace leading into the manicured communal grounds. Equipped to be fully enclosed, this space transforms effortlessly into a cozy, year-round sunroom or additional living area during the cooler winter months. A generously sized master suite featuring traditional architectural charm, complete with a spacious en-suite bathroom fitted with a large walk-in shower, basin, and WC. A bright and airy 2nd double bedroom, also complete with its own private en-suite bathroom featuring a full-size bathtub. This well established Resort-Style Living is set within extensive, beautifully maintained gardens featuring mature tropical planting and peaceful courtyard settings. The extensive gardens are surrounded by mature planting and beautiful man made lakes and bridges. A pristine swimming pool area complete with full shower facilities and sunbathing space. Within the grounds you have two exclusive on-site restaurants catering directly to residents and guests, also 24-hour manned gate security offering complete peace of mind, with private, direct access straight onto the beach. Prime beachfront position in Puerto Banús, means that you are positioned so perfectly that a vehicle is entirely optional, with fine dining, luxury shopping, and the marina all within easy walking distance, although the property does Includes the added benefit of secure underground parking. Underfloor heating fitted throughout the entire apartment for year-round comfort, together with aircon in all rooms. VIDEO AVAILABLE ONN REQUEST

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Commercial Area
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Bar
- ✔ Restaurant On Site

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Category
- ✔ Beachfront
- ✔ Luxury
- ✔ Resale