EK
ARBAT ESTATES

Sales - Apartment - Puerto Banús

1.395.000€

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Ref.-ID: R5502184 | **Puerto Banús** | **Apartment**

Community: 2,220 EUR / year | **IBI: 1,266 EUR / year** | **Rubbish: 243 EUR / year** | **3** | **2** | **163 m2**

This beautifully presented three-bedroom apartment enjoys a prime position on the second line of Puerto Banus, combining panoramic sea views with an exceptional location just moments from the marina, beaches and renowned lifestyle of Marbella. Impeccably maintained and finished in a modern, elegant style, the property offers bright and well-proportioned interiors designed to make the most of its south-facing orientation and impressive outlook. Natural light fills the apartment throughout the day, while the sea provides a striking backdrop to both the indoor and outdoor living spaces. The accommodation comprises three bedrooms and two full bathrooms, including an en-suite bathroom, together with a fully fitted contemporary kitchen equipped with quality appliances. A spacious dining area flows into the comfortable living room, where large openings frame the sea views and provide direct access to the terrace. The outdoor space is one of the highlights of the property, offering stunning views across the Mediterranean and towards the Puerto Banus marina. It provides an inviting setting for outdoor dining, relaxing in the sun or simply enjoying the surroundings from the privacy of your own home. The apartment is sold fully furnished, with carefully selected interiors that complement its clean, contemporary design, allowing the new owner to enjoy the property from the outset. A private parking space is also included in the sale. Its location places some of Puerto Banus' best-known restaurants, designer boutiques, beaches and everyday amenities within easy reach, while Marbella and the surrounding areas of the Costa del Sol are only a short drive away. The property also benefits from an existing tourist rental licence, adding flexibility for buyers considering rental use alongside personal enjoyment. With its panoramic sea views, south-facing orientation, turnkey presentation and sought-after second-line Puerto Banus location, this is an attractive opportunity for those looking for a stylish Marbella residence, holiday home or investment property in one of the Costa del Sol's most established destinations.

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

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

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

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Category
- ✔ Luxury