Sales - Apartment - Puerto Banús

3.600.000€

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Ref.-ID: R5526928 **Puerto Banús** **Apartment**

Community: 13,596 EUR / year **IBI: 2,462 EUR / year** **Rubbish: 185 EUR / year** **4** **4** **262 m2**

Exclusive southeast-facing apartment with unobstructed ocean views in one of the most prestigious beachfront developments in Puerto Banús (Marbella). The complex offers security, well-maintained tropical gardens featuring streams and ponds, a large communal pool area, a gym, a spa (sauna, showers, changing rooms), a play area and seating/relaxation areas, and direct access to the boardwalk and the beach. The property has been furnished to the highest standard, with a fully equipped kitchen that opens onto a spacious double living room, which leads to a terrace offering unobstructed views of the tropical gardens, the pool, and the ocean. There are four double bedrooms with en-suite bathrooms; two have direct access to the terrace with panoramic views, and the master bedroom features a walk-in closet. All the rooms are spacious and feature high-end finishes. The property has marble floors and tile in the bathrooms, with underfloor heating. It also has air conditioning (cooling and heating) throughout.

Setting
- Beachfront
- Close To Port
- Close To Sea
- Close To Marina
- Front Line Beach Complex

Orientation
- East Facing
- South East Orientation
- South Facing

Condition
- Excellent Condition

Pool
- Communal Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Central Heating
- U/F Heating
- U/F/H Bathrooms

Views
- Sea Views
- Panoramic Views
- Garden Views
- Pool Views

Features
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Gym
- Sauna
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Fiber Optic

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Landscaped Garden

Security
- Gated Complex
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

Parking
- Underground Parking
- Private Parking

Utilities
- Electricity
- Drinkable Water

Category
- Beachfront
- Luxury