

Продажа - Апартамент - Puerto Banús
3.100.000€



Ref.-ID: R5162677

Puerto Banús

Апартамент

**Коммунальные: 18,000 EUR /
год**

ИБИ: 5,293 EUR / год

Мусор: 185 EUR / год



2



3



262 m2



177 m2

Discover a rare investment opportunity in the heart of Puerto Banús with this exclusive ground-floor residence, located within the prestigious gated community of Casa Nova. This luxury property is set on one level, offering seamless living with exceptional privacy and direct access to the beach. Just steps from Marbella’s iconic marina, world-class restaurants, designer boutiques, and vibrant nightlife, it combines the best of coastal living with an unbeatable location. The apartment features two spacious en-suite bedrooms, complemented by a third bedroom ideal for staff accommodation. Expansive living and dining areas, together with a fully equipped modern kitchen and two additional guest toilets, provide both comfort and convenience. Generous interiors flow effortlessly to private terraces, perfect for alfresco dining and year-round enjoyment of Marbella’s Mediterranean climate. Casa Nova is renowned for its beautifully landscaped gardens, 24-hour security, and a tranquil communal pool, ensuring an atmosphere of both exclusivity and relaxation. Residents also benefit from three private underground parking spaces, a storage room, state-of-the-art security systems, and personalized concierge services, offering an effortless lifestyle with every detail considered. Additional highlights include underfloor heating, a private fireplace, panoramic sea views, a modern gym, lift access, and elegantly designed interiors with fitted wardrobes and double glazing. This beachfront residence is not only a luxurious home but also a strong investment opportunity in one of Marbella’s most sought-after locations, with proximity to golf courses, international schools, and all amenities. Experience the ultimate blend of sophistication, comfort, and investment potential with this extraordinary beachfront apartment in Puerto Banús.

Расположение <ul style="list-style-type: none">✓ Первая линия пляжа✓ На побережье✓ Рядом с магазинами✓ Рядом с морем✓ Рядом с городом✓ Близко к школам	ОРИЕНТАЦИЯ <ul style="list-style-type: none">✓ Юг	бассейн <ul style="list-style-type: none">✓ Общий	Климат-контроль <ul style="list-style-type: none">✓ Камин✓ Полы с подогревом	ВИД <ul style="list-style-type: none">✓ Море✓ Панорамный	Особенности <ul style="list-style-type: none">✓ Лифт✓ Встроенные шкафы✓ Приватная терраса✓ Тренажерный зал✓ Сауна✓ Кладовка✓ Двойные стеклопакеты
Кухня <ul style="list-style-type: none">✓ Частично оборудованная	Сад <ul style="list-style-type: none">✓ Приватный	меры безопасности <ul style="list-style-type: none">✓ Огражденный комплекс✓ Охрана 24 часа	Парковка <ul style="list-style-type: none">✓ Более чем один✓ Приватная	Категория <ul style="list-style-type: none">✓ Первая линия пляжа	