Продажа - Апартамент - Puerto Banús

4.950.000€







Ref.-ID: R5410249 **Puerto Banús** **Апартамент**

Коммунальные: 3,432 EUR / год **ИБИ: 2,130 EUR / год** **Мусор: 180 EUR / год** **3** **3.5** **204 m2**

From the moment you enter this amazing residence, your attention is immediately drawn to the uninterrupted views across the Mediterranean towards Gibraltar and Africa, and the elegant approach into Puerto Banús marina. The magical views can be enjoyed from the living room, the open-plan kitchen and the master bedroom. The sense of calm in this particular part of the port, combined with the open horizon, creates an almost maritime feeling – where everyday life feels closely connected to the sea and nature. Expansive floor-to-ceiling glass doors flood the interior with natural daylight throughout the day, while at sunset the living spaces are transformed by warm reflections of colour drifting in from the coastline. The living areas are meticulously furnished and equipped, and designed for both comfort and functionality, featuring a fully fitted open-plan kitchen that caters to all culinary needs. The living areas are seamlessly connected and create a natural flow for both everyday living and entertaining. All three bedrooms are generously proportioned and feature en-suite bathrooms, offering both privacy and comfort on a refined scale. The entrance hall includes extensive fitted wardrobes, complemented by a guest powder room and a separate utility area with a washer and dryer. The renovation includes complete replacement of all electrical and plumbing systems, as well as new air conditioning, underfloor heating, a bespoke kitchen with Miele appliances, and fully refurbished bathrooms. The apartment is equipped with a domotics system that allows for convenient remote control of heating and air conditioning, enabling the home to be pre-conditioned well in advance of arrival. Further enhancing the appeal of this property is its excellent location, with proximity to an array of amenities and transport links, providing easy access to the marina and its exclusive lifestyle offerings like boutiques, restaurants, and beach clubs. The property has been held within the same family for nearly five decades and is being offered in a fully renovated condition. The refurbishment has been carried out for the buyers' long-term enjoyment rather than resale and profit, with no expense spared in terms of quality, time, or execution. All works have been completed by highly regarded contractors under the supervision of architects and interior designers, with full documentation available. The building itself has recently undergone extensive upgrading, including façade restoration and the installation of new elevators with direct access from the garage level. A private, legally registered parking space in the underground garage is included with the property. This residence is ideally suited for those who value the privilege of living in Puerto Banús while enjoying a quieter, more discreet setting away from the intensity of the marina’s tourists, traffic and its world-famous nightlife. It may particularly appeal to yacht owners or those planning to acquire one. Contact us to start enjoying this exclusive gem.

Расположение
- ✔ Первая линия пляжа
- ✔ Рядом с портом
- ✔ Рядом с магазинами

ОРИЕНТАЦИЯ
- ✔ Юго-Западная ориентация

Состояние
- ✔ Отличное состояние
- ✔ Недавно отремонтированная
- ✔ Новое строительство

Климат-контроль
- ✔ Кондиционер
- ✔ Полы с подогревом

ВИД
- ✔ Вид на море
- ✔ Панорамы

Особенности
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Двойные стеклопакеты
- ✔ Умный дом
- ✔ Оптическое волокно

Мебель
- ✔ Полностью меблированный

меры безопасности
- ✔ Электрические жалюзи
- ✔ Домофон

Парковка
- ✔ Общий гараж

Категория
- ✔ Первая линия пляжа
- ✔ Элитная