

## Sales - Apartment - Puerto Banús

# 2.575.000€

**Puerto Banús**

**Apartment**

**Community: 6,528 EUR / year IBI: 2,623 EUR / year**

**Rubbish: 185 EUR / year**



Incredible opportunity to acquire an exclusive luxury apartment on the penultimate floor of a privileged building, located on the frontline of the beach in the prestigious area of Puerto Banús. This magnificent home offers unparalleled panoramic views of the sea, along the coast, as well as the lush gardens and communal pools. This bright and spacious 3-bedroom apartment, each with ensuite bathrooms, has recently been renovated with high-end finishes. With a south orientation, the property is efficiently distributed, starting with an impressive entrance leading to a generous guest bedroom with a small hall and an ensuite bathroom with a shower. This bedroom features a dressing room and large windows with sea views, providing privacy and exclusivity. The expansive living-dining area and fully open kitchen serve as the heart of the home, completely refurbished with access to two terraces. One terrace, enclosed with glass curtains, offers a perfect space to enjoy year-round, while the other, uncovered, provides stunning views of the sea, gardens, and communal pools. The living-dining area connects to two additional bedrooms: a double guest bedroom with spacious built-in closets and an ensuite bathroom with a shower cabin and Turkish bath; and the master bedroom, offering breathtaking sea views and featuring an ensuite bathroom with the same shower cabin and Turkish bath, as well as double built-in closets. The property is equipped with cold and heat air conditioning through aerothermal energy, as well as underfloor heating in the main bathroom. Electric blinds are installed in all rooms. A parking space is included, and additional amenities in the communal areas include three pools, well-maintained gardens, two exclusive restaurants for owners, direct access to the promenade, as well as concierge service and 24-hour security. Strategically located just steps away from all services and a short walk from Puerto Banús, this property offers an unparalleled lifestyle on the Costa del Sol. Don't miss the opportunity to own this stunning retreat in one of the most coveted destinations!

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Category**

- ✓ Beachfront
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Sauna
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Near Church

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ 24 Hour Security
- ✓ Safe

**Pool**

- ✓ Communal
- ✓ Children's Pool

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Communal







































































