

## Sales - Apartment - Puerto Banús

# 5.500.000€

**Puerto Banús**

**Apartment**

**Community: 16,560 EUR / year IBI: 3,616 EUR / year**

**Rubbish: 184 EUR / year**



**3**



**3**



**577 m2**

Luxurious and spectacular penthouse located in a prestigious beachfront complex, offering stunning views of the African coastline and the Mediterranean Sea, in Los Granados, Puerto Banús (Marbella). This property presents a unique opportunity to enjoy a piece of paradise. This penthouse spans 557 m<sup>2</sup> and perfectly combines classic Mediterranean charm with modern, contemporary design. The elegantly furnished apartment offers unparalleled comfort. The spacious living room includes a TV area that opens onto an elegant chill-out terrace, perfect for relaxation and entertaining. An elegant open-plan dining area complements the fully equipped kitchen, with high end appliances and direct access to a covered terrace with outdoor dining area. The property features three elegant bedrooms and three luxurious bathrooms. The master bedroom boasts a beautiful walking closet previous to the master bathroom presenting a spa-like atmosphere with double sinks and a spacious shower always finished with the finest marble. All three bedrooms are very bright and enjoy a private terrace each with sea views. Both electric shutters and awnings ease your life and independent air conditioning all through. Two private parking spaces and two basements complete the apartment for easing your day to day life. 24h Secured community. The interior design emphasizes wide, modern lines and shapes, enhanced by plenty of natural lighting and a subdued color palette with vibrant accents in sky blue and burgundy. The spacious 294 m<sup>2</sup> terrace is a highlight, offering an ideal covered space for year-round outdoor enjoyment. Enjoy sunbathing, al fresco dining or taking a dip in the private rooftop pool, all while taking in stunning views of the sea, the African coastline, the majestic Andalusian mountains and the beautiful subtropical gardens with a lagoon-style pool. The development has an exquisite social club, spa, heated pool and recreational areas. There is also direct access to the wonderful beach of Puerto Banús. This modern property, situated in a coveted location, is not only a perfect residence, but also an excellent investment opportunity with high rental potential. Living here means embracing a vibrant lifestyle full of adventure, nightlife, gourmet dining and luxury shopping. The location offers close access to Nueva Andalucía's Golf Valley, renowned beach clubs, international schools and Marbella's dynamic centre. Enjoy the peace and exclusivity of this luxurious beachside development whilst being just minutes from all amenities. Don't miss the opportunity to be part of this extraordinary lifestyle.

### **Orientation**

✓ South East

### **Views**

✓ Sea

### **Security**

✓ Alarm System

✓ 24 Hour Security

### **Condition**

✓ Good

### **Features**

✓ Satellite TV

✓ Tennis Court

✓ Storage Room

### **Parking**

✓ Private

### **Pool**

✓ Communal

### **Kitchen**

✓ Partially Fitted

### **Utilities**

✓ Telephone

### **Climate Control**

✓ Air Conditioning

### **Garden**

✓ Communal



































