



**Sales - Apartment - Puerto Banús**  
**1.250.000€**

**[www.mibgroup.es](http://www.mibgroup.es)**  
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Community: 4,164 EUR / year IBI: 186 EUR / year

Rubbish: 1,425 EUR / year



3



3



196 m2

3 BEDROOMS APARTMENT FOR SALE IN EMBRUJO DE BANUS, PUERTO BANUS (MARBELLA) Apartment located in Puerto Banús, one of the most sought-after beach areas on the Costa del Sol. The property is located within a prestigious luxury complex. This exceptional property has partial sea and mountain views, in addition to the beautiful communal gardens. It offers a large terrace, ideal for outdoor dining and lounging areas. Elegantly decorated with soft tones, evoking a feeling of tranquility, while the design and facilities provide functionality and comfort. At the entrance we find a large hall that leads us to the impressive living room, with an integrated shelf and LED lights around its perimeter. The open-plan kitchen combines practicality and aesthetics, is integrated with the living room and is equipped with all appliances. Apartment with 3 bedrooms, with en-suite bathrooms with an impeccable interior design. The main terrace offers views of the sea and interior areas of the urbanization. The property is located in a luxury complex with all types of services, 24-hour security, outdoor and indoor pool, gym, Spa and social club with bar/restaurant service in the summer months. With its exceptional location, luxurious interiors and generous terraces, this property presents an extraordinary opportunity to enjoy the prestigious lifestyle just meters from the beach in Puerto Banús.)

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Orientation**

- ✓ West

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Bar
- ✓ Double Glazing
- ✓ 24 Hour Reception

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Parking**

- ✓ Underground





















