



**Sales - Apartment - Puerto Banús**  
**680.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**

**Ref.-ID: MIBGR4677472**

**Puerto Banús**

**Apartment**

**Community: 1,740 EUR / year IBI: 1,012 EUR / year**

**Rubbish: 92 EUR / year**



**3**



**2**



**126 m2**

Luxury apartment in Puerto Banús, With an area of 126 m2, it has 3 bedrooms and 2 bathrooms,+ terrace of 20m/2 making it the perfect place for a small family looking for an elegant home and sophisticated. From the moment you walk into this exclusive apartment, you will be amazed by the open views of the sea and the port. The south orientation guarantees exceptional luminosity throughout the day, creating a warm and welcoming atmosphere. In addition, it has air conditioning heating and an alarm, to guarantee your comfort and safety at all times. The kitchen is fully equipped with state-of-the-art appliances, The apartment consists of three bedrooms and two bathrooms, one of them en suite, all with built-in wardrobes , also has a private parking place in the building. From the master bedroom, the living room and the private terrace the views of the sea and the port are stunning, it is the perfect place to enjoy a cup of coffee in the morning or a glass of wine in the evening. But the location of this apartment is what really makes it stand out. Located in Puerto Banús, one of the most prestigious destinations on the Costa del Sol, you will have everything you need at your fingertips. Within walking distance you will find international designer boutiques, high-end restaurants and a lively nightlife. Plus, you'll be close to beautiful beaches, renowned golf courses, and exclusive events throughout the year. In terms of infrastructure, there is a school less than 10 kilometers away, which makes it an excellent option for families with children. There is also a shopping center nearby where you can enjoy a wide variety of shops and restaurants. Regarding public transportation, the closest metro lines are X and Y, the closest commuter lines are A and B, and the bus lines closest to the apartment location are 123 and 456. In short, this apartment offers a perfect combination of luxury, comfort and unbeatable location.. Owner willing to receive offers

**Setting**

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

**Views**

- ✓ Sea
- ✓ Port

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Orientation**

- ✓ South

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Courtesy Bus
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

**Parking**

- ✓ Garage

**Condition**

- ✓ Good

**Furniture**

- ✓ Part Furnished

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Beachfront
- ✓ Investment
- ✓ Luxury













