



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**3,380,000 €**

Reference: R5054938    Bedrooms: 4    Bathrooms: 4    Build Size: 385m<sup>2</sup>    Terrace: 102m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Price reduced for quick sale. Luxury, privacy, and quality of life are the focus of this extraordinary apartment. Let yourself be captivated by this timelessly elegant and classic luxury apartment, located in the very heart of Puerto Banús. Set within one of the most beautiful tropical gardens, repeatedly awarded for excellence in landscape design, this exceptional apartment offers a unique living experience. The residence ensures absolute privacy and serenity – whether you start your day with a swim in one of the three private pools or unwind in the expansive communal gardens. The complex is exclusively accessible to apartment owners, guaranteeing peace and seclusion. For a swim in the sea, take a two-minute stroll through the enchanting garden landscape. Passing fountains and ponds, a private gate leads you directly to the beach and the beautifully lit seafront promenade, perfect even for evening walks. The apartment building offers a 24-hour concierge, security service, an on-site supermarket, public and private parking spaces, and many other amenities. The apartment spans a total of 487 sqm, including 385.10 sqm of interior living space and 102.80 sqm of outdoor terrace, partially covered and fitted with glass wind protection. It features three spacious, fully furnished bedrooms, each with its own walk-in wardrobe and en-suite bathroom, as well as a separate staff or guest room with a private bathroom, a fully equipped and generous kitchen, a laundry room, two large underground parking spaces, and a storage room. High-quality marble floors with custom-made artistic mosaics adorn several areas of the apartment. For added comfort, all marble-finished areas are fitted with underfloor heating. Air conditioning is integrated throughout all living areas for the warmer summer days. Elegant parquet flooring in the private areas creates a cozy and welcoming atmosphere. All areas of the complex – as well as the apartment itself – are fully wheelchair accessible. Bedrooms: 4 Bathrooms: 4 Number of Garage/Parking Spaces: 2



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi  
Domotics  
Restaurant On Site  
Staff Accommodation  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Garden  
Port  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity

### Orientation

South  
West  
South West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Beachfront  
Town  
Port  
Marina  
Front Line Beach Complex

### Furniture

Fully Furnished  
Part Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

### Category

Reduced  
Holiday Homes

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
Covered



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Investment  
Beachfront  
Luxury  
Resale