



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

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





## 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:

<b>Caratteristiche</b>	<b>Orientamento</b>	<b>Climate Control</b>
Terrazza coperta	Sud	Aria condizionata
Ascensore	Ovest	Freddo a/c
Vicino ai mezzi di trasporto	Sud -ovest	Caldo a/c
Terrazza privata		Riscaldamento centrale
Ripostiglio		Riscaldamento a pavimento
Bagno privato		Riscaldamento a pavimento nei bagni
Pavimenti in marmo		
Doppio vetro		
Reception 24 ore		
Armadi a muro		
Wifi		
Ripostiglio		
Jacuzzi		
Domotica		
Ristorante in loco		
Alloggio per il personale		
Seminterrato		
Fibra ottica		
Accesso per le persone con mobilità ridotta		
<b>Viste</b>	<b>Collocamento</b>	<b>Condizione</b>
Mare	Area commerciale	Eccellente
Giardino	Vicino alla spiaggia	
Porto	Vicino al porto	
Strada	Zona urbana	
	Vicino al mare	
	Vicino alla città	
	Vicino alle scuole	
	Sulla spiaggia	
	Città	
	Porta	
	Porto	
	Complesso in prima linea di spiaggia	
<b>Piscina</b>	<b>Mobilia</b>	<b>Cucina</b>
Condominiale	Completamente arredato	Completamente arredata
Piscina per bambini	Parzialmente arredato	
<b>Giardino</b>	<b>Sicurezza</b>	<b>Parcheggio</b>
Condominiale	Complesso residenziale privato	Sotterraneo
Paesaggistico	Sicurezza 24 ore	Privato
	Sistema di allarme	Coperto
	Persiane elettriche	
<b>Utility</b>	<b>Categoria</b>	
Elettricità	Reduced	
	Case di vacanza	



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Investimento  
Fronte mare  
Lusso  
Rivendita