



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

3.380.000 €

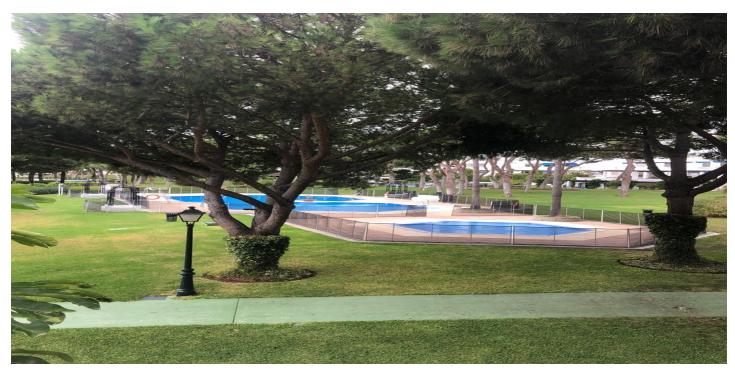
Reference: R5054938

Bedrooms: 4

Bathrooms: 4

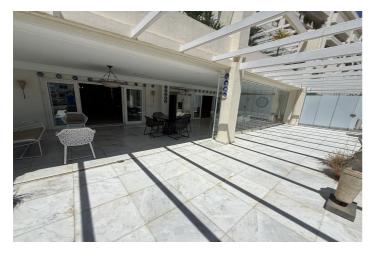
Build Size: 385m<sup>2</sup>

Terrace: 102m<sup>2</sup>















## 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:**

**Climate Control** Caratteristiche Orientamento Sud Aria condizionata Terrazza coperta

Ascensore Ovest Freddo a/c Sud -ovest Caldo a/c Vicino ai mezzi di trasporto

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

Condominiale

Accesso per le persone con mobilità

ridotta

Viste Collocamento Condizione Area commerciale **Eccellente** Mare

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

Completamente arredata

Completamente arredato

**Piscina** Mobilia Cucina

Piscina per bambini Parzialmente arredato

Giardino Sicurezza **Parcheggio** Condominiale Sotterraneo Complesso residenziale privato

Paesaggistico Sicurezza 24 ore Privato Sistema di allarme Coperto

Persiane elettriche

Utility Categoria Elettricità Reduced

Case di vacanza





Investimento Fronte mare Lusso Rivendita