



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

5,100,000 €

Reference: R5083393 Bedrooms: 3 Bathrooms: 3 Build Size: 305m<sup>2</sup> Terrace: 70m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Exceptional Beachfront Living with Uninterrupted Sea Views | Puerto Banus, Marbella Step into a rare beachfront opportunity, a simply stunning 3-bedroom, 3-bathroom apartment, located absolute frontline to the beach adjacent to Puerto Banus Marina, in one of Marbella's most most iconic developments. Framed by tropical gardens, cascading fountains, and striking Arabic-inspired architecture, this fabulous home offers the kind of setting that turns every day into a luxury retreat. Inside, you'll find an elegant open-plan layout with a stylish dining area and fully fitted kitchen with breakfast bar, the perfect space for entertaining. The spacious terrace is your private front-row seat to the Mediterranean Sea, beach and the Paseo, complete with a private Jacuzzi bathtub, and the most privileged sea view in the entire community. The property has an internal usable area of 305m<sup>2</sup> - this is literally villa sized living with none of the hassle - no pool maintenance, no security worries (as the community offers a guarded 24 hour secure security service), not to mention the south facing 80m<sup>2</sup> terraces, offering some of the most spectacular views you will find in Marbella. The current owner also has a short term rental license, and is achieving extremely high short term rental income throughout the year (figures can be supplied upon request), making this a superb rental investment or full time residence. Also the property has two storage rooms and two parking spaces included in the price. The property has many features, including underfloor heating in the bathrooms, air conditioning throughout, and direct access to the underground garage where the property has two private car parking spaces, and a private storage room, plus another private storage room next to the actual apartment, and is offered fully furnished and ready to move into. The beach is literally steps away, and you're just 200 metres (3 minutes walk) from the entrance to Puerto Banús Marina, with its many designer boutiques, restaurants, cafés, and vibrant nightlife. An absolute must view property in arguably one of Europe's most sought after locations - contact us now!





## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Fitted Wardrobes

### Views

Sea  
Panoramic  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Beachfront  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One