



# Middle Floor Apartment for sale in Puerto Banús, Marbella

560,000 €

Reference: R5256337 Bedrooms: 2 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 8m<sup>2</sup>





## Costa del Sol, Puerto Banús

### EXCELLENT PROPERTY IN THE HEART OF PUERTO BANÚS

Beautiful flat. The complex is just a few metres from the promenade and the beach, with large garden areas, 4 swimming pools, 1 paddle tennis court and 24-hour security.

Surrounded by all the amenities offered by a unique location such as Puerto Banús, it is ideal for year-round living or summer holidays due to its good location and services.

The apartment is spacious, with 2 bedrooms, each with its own fitted wardrobe with loft space and new doors.

2 full bathrooms, both with showers, the main one en suite . Spacious living/dining room with access to a pleasant covered terrace enclosed with sliding glass doors, allowing it to be used in both winter and summer.

The property has undergone several improvements, which are detailed below:

The tap water is purified, so there is no need to use bottled water.

Both bathrooms have wall-mounted heaters.

Fitted wardrobes.

The walls facing the neighbouring property have 4 cm of soundproofing.

The window in the second bedroom has double glazing.

Extra window on the side of the living room, providing much more light than other similar apartments in the complex.

Painted in summer 2025.

Blinds on the terrace, one of which is electric.

Mosquito nets.

Satellite TV installation.

Sliding kitchen drawers and drawers in the lower plinth.

Only 9 neighbours to use the lift.

Appliances recently replaced.

Garage space included in the price.

It should be noted that the current owners &nbsp;have &nbsp;been &nbsp;the &nbsp;only &nbsp;owners &nbsp;of the property, &nbsp;hence its good condition.

A PERFECT PROPERTY &nbsp;for those who &nbsp;want &nbsp;to enjoy &nbsp;a place &nbsp;with &nbsp;all &nbsp;amenities &nbsp;close &nbsp;at &nbsp;hand. &nbsp;

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## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Paddle Tennis

### Views

Garden

### Pool

Communal

### Garden

Communal

### Category

Resale

### Orientation

East

### Setting

Commercial Area  
Beachside  
Urbanisation  
Close To Shops  
Port  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage