



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

800,000 €

Reference: R5299858   Bedrooms: 2   Bathrooms: 2   Build Size: 114m<sup>2</sup>   Terrace: 14m<sup>2</sup>





## Costa del Sol, Puerto Banús

A stunning two-bedroom, two-bathroom apartment located within one of Puerto Banús' most sought-after beachfront complexes. The property is bright and generously proportioned, offering spacious living areas and comfortable bedrooms, all flowing seamlessly onto a private terrace with pleasant views towards the landscaped gardens.

The layout also offers excellent potential: if desired, a third bedroom and bathroom could be created by reconfiguring the kitchen and laundry area, while opening the kitchen into the living space to create a modern open-plan design.

Residents enjoy an exceptional level of amenities, including 24-hour concierge and security services, three swimming pools, and two private restaurants set within the beautifully maintained gardens, exclusively for residents. The complex boasts direct access through over 40,000 m<sup>2</sup> of private landscaped gardens leading straight onto the beach and promenade. Widely regarded as one of the finest, if not the finest, private beachfront complexes in Puerto Banús.

Everyday convenience is unmatched, with a gym, pharmacy, cafés, restaurants, and a supermarket all located within the same block.

The property includes a private garage space, and the furniture is negotiable.

An outstanding opportunity to acquire a superb apartment in one of Marbella's most desirable locations, ideal as a full-time residence, a luxurious holiday home, or a high-performing investment with excellent rental potential.

## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South East	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Gym		
Utility Room		
Near Mosque		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Good
	Beachside	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Town	
	Port	
	Marina	
	Close To Marina	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Parking	Utilities
Communal	Underground	Electricity
Landscaped	Garage	
Easy Maintenance	Private	
	Covered	
Category		
Holiday Homes		
Investment		
Beachfront		
Luxury		
Resale		
With Planning Permission		