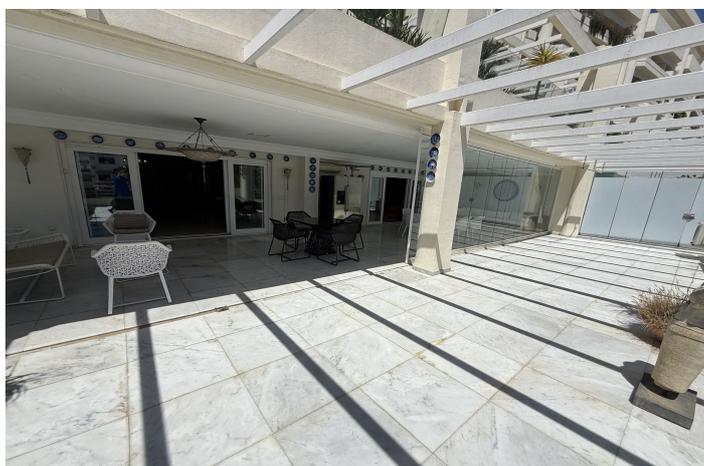




# Appartement au milieu à vendre à Puerto Banús, Marbella

3 380 000 €

Référence: R5054938    Chambres: 4    Bain: 4    Construite: 385m<sup>2</sup>    Terrasse: 102m<sup>2</sup>







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## 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



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Réception 24 heures  
Armoires ajustées  
Wifi  
Buanderie  
Jacuzzi  
Domotique  
Restaurant sur place  
Hébergement du personnel  
Sous-sol  
Fibre optique  
Accès aux personnes à mobilité réduite

### Orientation

Sud  
Ouest  
Sud-ouest

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Chauffage central  
Chauffage U / F  
Salles de bain U / F / H

### Vues

Mer  
Jardin  
Port  
Rue

### Paramètre

Zone commerciale  
En bord de mer  
Près du port  
Urbanisation  
Près de la mer  
Près de la ville  
Près des écoles  
En bord de mer  
Ville  
Port  
Marina  
Complexe de plage de première ligne

### Condition

Excellent

### Piscine

Communautaire  
Piscine pour enfants

### Meubles

Entièrement meublé  
Partie fournie

### Cuisine

Entièrement équipé

### Jardin

Communautaire  
Aménagé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques

### Parking

Souterrain  
Private  
Covered

### Services publics

Électricité

### Catégorie

Réduite  
Maisons de vacances  
Investissement



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En bord de mer  
Luxe  
Revente