

**Sales - Apartment - Puerto Banús**  
**3.500.000€**



**Ref.-ID: MIBGR5414764**

**Puerto Banús**

**Apartment**



**3**



**5**



**275 m2**

Magnificent Apartment in the Prestigious Gray D'Albion - Puerto Banús Magnificent apartment located in the prestigious and iconic Gray D'Albion complex, one of the most exclusive developments in Puerto Banús, set on the beachfront and surrounded by lush tropical gardens. Situated on the second floor, the property enjoys pleasant views of the gardens and the sea. It offers 385 m<sup>2</sup>, currently divided into two independent apartments with private access from a shared landing. This configuration allows them to be used separately or combined into a single, spacious luxury residence. Possibility of joint or separate sale. Apartment 1 - €2,000, 000 Spacious and bright living-dining room with open-plan kitchen and direct access to the terrace. Two bright bedrooms, both with en-suite bathrooms. Bathrooms finished in high-quality marble with handcrafted mosaics. Laundry room, storage room and guest toilet. Marble underfloor heating and centralized air conditioning. Apartment 2 - €1,500, 000 Living-dining room with open-plan kitchen and access to the large terrace. Master bedroom with en-suite bathroom and direct access to the terrace. Laundry room and guest toilet. Marble underfloor heating and centralized air conditioning. The living room is currently used as an additional bedroom. Extras & Communal Areas Large storage room and underground parking space. Spectacular tropical gardens and communal swimming pool. 24-hour security and concierge service. A Unique Property An exceptional opportunity in one of the most exclusive enclaves of the Costa del Sol. Luxury, comfort and a privileged beachfront location in the heart of Puerto Banús.

**Setting**

- ✓ Beachfront
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Restaurant On Site

**Category**

- ✓ Beachfront
- ✓ Luxury

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal

**Security**

- ✓ 24 Hour Security

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F Heating

**Parking**

- ✓ Underground

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Port
- ✓ Pool

**Utilities**

- ✓ Electricity