## Sales - Apartment - Puerto Banús

# 900.000€







**Ref.-ID: MIBGR5440276** **Puerto Banús** **Apartment**

**Community: 2,160 EUR / year** **IBI: 965 EUR / year** **2** **2** **96 m2**

Wake up at the epicentre of Mediterranean glamour. This spectacular high-floor apartment redefines luxury living in Puerto Banús. Its expansive, west-facing terrace serves as the ultimate backdrop for breathtaking sunsets and unmatched natural light that floods the grand living room. Designed for those who demand the finest lifestyle, the property features two elegant bedrooms, two full bathrooms, a fully equipped kitchen with an independent laundry area, and a highly coveted private garage space. Situated within one of the port's most prestigious gated communities, you will enjoy the comfort of a five-star resort, featuring 24/7 concierge security, four swimming pools, padel courts, and lush tropical gardens. All of this, just a short stroll away from world-class superyachts, haute couture boutiques, and golden sand beaches. An unparalleled real estate investment, perfect as a year-round sophisticated residence or as a high-yielding asset in the premium rental market. - Buy an upper-floor apartment in Puerto Banús - Apartment with a large terrace for sale in Puerto Banús - Properties for sale in exclusive developments in Puerto Banús Legal Notice: The price does not include transaction costs and taxes: VAT (10%) and AJD (Stamp Duty, 1.2%) for new build properties, or ITP (Property Transfer Tax, 7%) for resale properties (please enquire about reduced rates of 6% or 3.5% depending on your profile). Notary, Property Registry, and administrative management (gestoría) fees are not included. Real estate brokerage fees are included in the price and are borne by the seller.

**Setting**
- ✔ Beachside
- ✔ Port
- ✔ Close To Shops
- ✔ Close To Sea

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking