



Sales - Apartment - Puerto Banús
3.380.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR5054938

IBI: 5,348 EUR / year

Puerto Banús

Rubbish: 180 EUR / year



4



4



385 m²

Apartment

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

Setting

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

Orientation

- ✓ South
- ✓ South West
- ✓ West

Condition

- ✓ Excellent

Pool

- ✓ Communal
- ✓ Children's Pool

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Views

- ✓ Sea
- ✓ Port
- ✓ Garden
- ✓ Street

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Domotics
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

Furniture

- ✓ Fully Furnished
- ✓ Part Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Communal
- ✓ Landscaped

Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security

Parking

- ✓ Underground
- ✓ Covered
- ✓ Private

Utilities

- ✓ Electricity

Category

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced
- ✓ Resale