



**Sales - Apartment - Puerto Banús**  
**1.475.000€**

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**Ref.-ID: MIBGR5201335**

**Puerto Banús**

**Community: 7,464 EUR / year**

**IBI: 2,155 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**2**



**204 m<sup>2</sup>**

**Apartment**

Exclusive Ground-Floor Apartment in Bahía de Banús – Luxury, Comfort & Prime Location Discover this elegant 2-bedroom apartment with en-suite bathrooms, located in the prestigious Bahía de Banús community, just steps from the beach. The property boasts spacious, contemporary interiors with high-end finishes. The bright living room opens onto a large west-facing terrace, perfect for enjoying the afternoon sun and pleasant Mediterranean evenings. It also includes a private parking space and a storage room for added convenience. Situated in one of the most exclusive areas of the Costa del Sol, the community offers 24-hour security, lush tropical gardens, swimming pools, a gym, and a spa, ensuring maximum comfort and privacy. A unique opportunity to live by the sea in a tranquil and sophisticated setting, just moments from Puerto Banús and all amenities.

**Setting**  
 Beachside  
 Close To Port  
 Close To Sea

**Features**  
 Gym  
 Storage Room  
 24 Hour Reception

**Orientation**  
 South West

**Kitchen**  
 Fully Fitted

**Condition**  
 Excellent

**Garden**  
 Communal

**Pool**  
 Communal

**Parking**  
 Underground

**Climate Control**  
 Air Conditioning  
 Hot A/C

**Views**  
 Pool