



Sales - Apartment - Puerto Banús  
**1.450.000€**

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**Ref.-ID: MIBGR5201335**

**Puerto Banús**

**Apartment**

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

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

**Rubbish: 185 EUR / year**



**2**



**2**



**204 m2**

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. For viewing please contact by whatsapp at 0034639764304

**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