

**Sales - Apartment - Puerto Banús**  
**1.300.000€**

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**Ref.-ID: MIBGR5249251**

**Puerto Banús**

**Apartment**

**Community: 4,200 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**3**



**165 m2**

Modern and comfortable apartment located in luxury urbanization Las Gaviotas, with 3 double bedrooms ensuit. Large terrace with chill out area and dining. 3 swimming pools and children pools. 24 hours concierge, underground parking. Walking distance to all amenities. PLEASE NOTE: the property will be available for sale from June 2026. VIEWINGS: 24-48 hour notice

- Setting**
- ✓ Town
  - ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools
  - ✓ Close To Marina

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ 24 Hour Reception
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Beachfront
  - ✓ Holiday Homes

- Condition**
- ✓ Excellent

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal
  - ✓ Children`s Pool

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Gated Complex
  - ✓ Electric Blinds
  - ✓ Entry Phone
  - ✓ 24 Hour Security

- Views**
- ✓ Pool
  - ✓ Street

- Parking**
- ✓ Underground