



**Sales - Apartment - Puerto Banús**  
**995.000€**

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**Ref.-ID: MIBGR5259643**

**Puerto Banús**

**Apartment**



**3**



**2**



**118 m<sup>2</sup>**

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas. The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price. This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.

**Setting**  
✓ Close To Port  
✓ Close To Shops  
✓ Close To Town  
✓ Close To Schools

**Orientation**  
✓ South

**Condition**  
✓ Excellent  
✓ New Construction

**Pool**  
✓ Communal

**Views**  
✓ Garden

**Features**  
✓ Fitted Wardrobes  
✓ Near Transport  
✓ Private Terrace  
✓ Utility Room  
✓ Ensuite Bathroom

**Furniture**  
✓ Fully Furnished  
✓ Optional

**Kitchen**  
✓ Partially Fitted  
✓ Kitchen-Lounge

**Garden**  
✓ Communal

**Security**  
✓ Gated Complex  
✓ Electric Blinds  
✓ Alarm System

**Parking**  
✓ Private

**Category**  
✓ Luxury