



**Sales - Apartment - Puerto Banús**  
**465.000€**

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**Ref.-ID: MIBGR5261137**

**Puerto Banús**

**IBI: 150 EUR / year**



**1**



**1**



**70 m<sup>2</sup>**

**Apartment**

Stylish 7th Floor Apartment in Marina Banús, Puerto Banús – Marbella Embrace the epitome of coastal luxury with this immaculate 1-bedroom apartment on the 7th floor of the prestigious Marina Banús complex, situated in the heart of vibrant Puerto Banús, Marbella. Built in 2005, this gated community offers an unparalleled lifestyle with direct access to the glamorous marina, upscale boutiques, fine dining, and pristine beaches just steps away. The building boasts stunning views over the Mediterranean Sea and the lively Plaza Antonio Banderas, blending sophistication with convenience in one of the Costa del Sol's most iconic locations. This east-facing, exterior property spans 70 m<sup>2</sup> and is designed for comfort and accessibility, including adaptations for reduced mobility. It features a spacious bedroom, a modern bathroom, and an open-plan living area flooded with natural light. The complex's exceptional amenities include a communal swimming pool, well-manicured gardens, a paddle tennis court, a fully equipped gym, 24-hour security, and concierge services – perfect for relaxation and an active lifestyle. Additional highlights: lift access and a private garage space included in the price. Built area: 70 m<sup>2</sup> 1 bedroom 1 bathroom Garage included 7th floor exterior with lift An outstanding investment opportunity in this prime beachfront enclave, ideal for holiday escapes or rental potential with a tourist licence.

Setting	Orientation	Condition	Pool	Views	Features
<input checked="" type="checkbox"/> Beachfront <input checked="" type="checkbox"/> Town <input checked="" type="checkbox"/> Commercial Area <input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Close To Marina <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> East	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Mountain <input checked="" type="checkbox"/> Port <input checked="" type="checkbox"/> Panoramic <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Courtyard	<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Gym <input checked="" type="checkbox"/> Paddle Tennis <input checked="" type="checkbox"/> Tennis Court <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Restaurant On Site <input checked="" type="checkbox"/> Near Church <input checked="" type="checkbox"/> Fiber Optic
<b>Furniture</b> <input checked="" type="checkbox"/> Optional	<b>Kitchen</b> <input checked="" type="checkbox"/> Fully Fitted	<b>Garden</b> <input checked="" type="checkbox"/> Communal	<b>Security</b> <input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Alarm System	<b>Parking</b> <input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> Private	