



Ref.-ID: MIBGR5365240

Puerto Banús

Apartment

Community: 8,400 EUR / year

IBI: 1,610 EUR / year

Rubbish: 185 EUR / year



3



2



167 m2

Elegant frontline beach apartment in Ventura del Mar, Puerto Banús Located in the prestigious beachfront urbanisation of Ventura del Mar, this beautifully presented first-floor apartment offers luxury living just a short walk from Puerto Banús marina. The property features 167 m² built area plus a 36 m² south-facing terrace overlooking the landscaped communal gardens, creating a peaceful and private outdoor space to enjoy throughout the year. The apartment offers: 3 spacious bedrooms 2 bathrooms Bright living and dining area Fully equipped kitchen Underfloor heating throughout Underground parking space Private storage room Lift access Residents of Ventura del Mar enjoy exclusive access to: Tropical communal gardens Large swimming pool Fully equipped gym Spa area with wellness facilities 24-hour security Direct access to the beach promenade This is an exceptional opportunity to own a luxury apartment in one of Marbella's most sought-after beachfront communities. Community fees: €700/month IBI: €1,610/year Garbage tax: €185/year Easy viewings available.

Setting

- ✓ Beachfront
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ South

Furniture

- ✓ Fully Furnished

Condition

- ✓ Excellent

Kitchen

- ✓ Fully Fitted

Pool

- ✓ Communal

Garden

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating

Security

- ✓ Gated Complex
- ✓ Safe

Views

- ✓ Garden

Parking

- ✓ Underground