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Sales - Apartment - Puerto Banús

1.250.000€

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Ref.-ID: MIBGR5523568 **Puerto Banús** **Apartment**

Rubbish: 232 EUR / year

2 **2** **180 m2**

LUXURY APARTMENT JUST 100M FROM THE BEACH Prime Location Between Puerto Banús & San Pedro de Alcántara Interior & Distribution This luminous first-floor 2bedroom and 2 bathroom apartment boasts a spacious private terrace with views over the communal pool and lush Asian-inspired tropical gardens. The main living and dining area is flooded with natural light thanks to its triple orientation with windows on three sides. It features a semi-open-plan kitchen with an adjacent separate utility room. The sleeping accommodation includes a grand master suite with an en-suite bathroom and direct access to the terrace. The guest suite also offers an en-suite bathroom and a walk-in wardrobe. A separate guest toilet serves the living area. Finishes & Specifications Built to high-end standards using premium materials, the property features high-grade marble in the bathrooms, solid interior carpentry, and elegant wooden flooring in the bedrooms. The apartment includes an underground garage space. Urbanization & Facilities Bahía de Banús is an exclusive, gated resort with 24-hour security. Residents enjoy top-tier amenities including two outdoor swimming pools, an ornamental pond with a Thai-style pavilion, a fully equipped gymnasium, a steam room, sauna, and a jacuzzi. Set in a quiet residential area flanked by wide, tree-lined avenues—ideal for walking or cycling—yet close to all amenities. Location Highlights Located just west of Puerto Banús, Bahía de Banús offers the epitome of luxury coastal living. It is within a short 7-minute stroll to the vibrant marina and center of Puerto Banús, and virtually next door to the 5-star Guadalpín Banús Hotel as well as premier beach clubs like Mistral Beach, La Sala by the Sea, and Ocean Club.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Cold A/C

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Category
- ✔ Investment
- ✔ Luxury