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Sales - Apartment - Puerto Banús

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

Community: 6,564 EUR / year | **IBI: 1,695 EUR / year** | **Rubbish: 232 EUR / year**

2 | **2** | **215 m2**

LUXURY APARTMENT 100 METRES FROM THE BEACH IN PUERTO BANÚS An exclusive residence in Bahía de Banús, located next to the 5-star Guadalpín Banús hotel in one of Marbella’s most sought-after locations. Situatedin second line beach between Puerto Banús and San Pedro de Alcántara, this elegant apartment combines an exceptional location, spacious interiors, and the utmost comfort—just steps from the sea and surrounded by some of the most exclusive restaurants, beach clubs, and boutiques on the Costa del Sol. Positioned on the first floor, the property benefits from an abundance of natural light, thanks to large windows and an excellent east-west orientation. The spacious living-dining area opens onto a magnificent private large terrace overlooking the swimming pool and lush, Asian-inspired tropical gardens—the perfect setting to enjoy a privileged Mediterranean lifestyle all year round. Spacious 215 m² apartment with approximately 40 m² of terraces, offering generous indoor and outdoor living spaces. The property features two generous bedrooms, both with en-suite bathrooms; the elegant master suite offers direct access to the terrace, while the guest bedroom includes a walk-in wardrobe, ensuring maximum comfort and privacy. The modern, functional, semi-open-plan kitchen includes a convenient separate laundry area, and a guest toilet completes the layout. The property is sold fully furnished and decorated, offering an exceptional opportunity to immediately enjoy an exclusive lifestyle in Puerto Banús. Built with top-quality materials and featuring excellent finishes, the apartment includes high-end marble in the bathrooms and throughout all the floors, as well as solid-wood interior carpentry. It also comes with an underground parking space and a storage unit.The property is offered for sale fully furnished and ready to move into. Bahía de Banús is one of Marbella’s most exclusive developments—a gated residential complex offering 24-hour security and superb amenities, including two outdoor swimming pools, tropical gardens, a fully equipped gym, a sauna, a steam room, a Jacuzzi, and a charming ornamental pond with a Thai-style pavilion. Located just a 7-minute walk from the iconic Puerto Banús marina—and in close proximity to renowned beach clubs such as Mistral Beach, Pedros Beach, La Sala by the Sea, and Ocean Club—this property offers a unique opportunity to enjoy a luxury seaside residence in one of the most prestigious locations on the Costa del Sol. It is a perfect blend of elegance, privacy, and a prime setting for those seeking the authentic Puerto Banús lifestyle.

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