

## Sales - Apartment - Puerto Banús

# 3.900.000€

**Puerto Banús**

**Apartment**

**Community: 9,192 EUR / year IBI: 3,486 EUR / year**

**Rubbish: 189 EUR / year**



**3**



**3**



**183 m2**



**67 m2**

Luxury Renovated Garden Apartment for Sale in Los Granados, Marbella – Puerto Banús Located in the prestigious Los Granados complex, this fully renovated southwest-facing 3-bedroom, 3-bathroom ground floor apartment offers spacious living, a private pool, and partial sea views from the terrace. Set within a secure gated and beachfront community with 24-hour security, beautifully landscaped gardens, heated indoor and outdoor communal pools, a full spa, gym facilities, and a residents' clubhouse with restaurant, the property is just steps from the sandy beach, accessed directly through the gardens. It is also moments from Puerto Banús marina, restaurants, designer boutiques, and several renowned golf courses. The apartment features a bright living and dining area, a fully fitted kitchen, generous terraces, a private garden and pool, air conditioning, and high-quality finishes throughout. A garage space and storage room are included in the price, with quality furniture negotiable. An excellent home or investment opportunity in one of Marbella's most sought-after complexes. Ready to move in!

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South West
- ✓ West

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Pool

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Beachfront
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission
- ✓ Contemporary

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Pool**

- ✓ Communal
- ✓ Private
- ✓ Indoor
- ✓ Heated

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private
- ✓ EV charge point





















