Sales - Apartment - Puerto Banús

869.000€

Puerto Banús **Apartment**

 **2**  **2**  **110 m2**

LUXURY APARTMENT IN PUERTO BANÚS, STEPS FROM THE BEACH We present this exclusive property located in the prestigious Marina Banús urbanization, one of Marbella's most sought-after addresses. Situated on the seventh floor, this elegant apartment stands out for its breathtaking panoramic views of the Mediterranean Sea and the Rock of Gibraltar, its excellent layout, and a prime location that allows you to enjoy all amenities just steps from home. With 110 m² built and 98 m² of usable space, the apartment offers spacious, bright, and perfectly utilized rooms. It features two bedrooms, two full bathrooms, built-in wardrobes, and a magnificent west-facing terrace, ideal for enjoying spectacular sunsets year-round. Thanks to its height and orientation, the property enjoys abundant natural light and a pleasant sense of spaciousness and privacy. A perfect property for both permanent residence and as a second home or investment in one of the most sought-after areas of the Costa del Sol. Main Features * 110 m² built * 98 m² usable space * 2 bedrooms * 2 bathrooms * Large west-facing terrace * Built-in wardrobes * Air conditioning * Seventh floor (exterior) * Elevator * Excellent condition * Parking space available for an additional €45,000 Exclusive residential complex with premium amenities Marina Banús offers its residents comprehensive facilities designed for maximum comfort and quality of life: * Communal swimming pool * Fully equipped gym * Paddle tennis court * 24-hour security and concierge service * Spacious landscaped gardens * Accessible entrances for people with reduced mobility * Multiple elevators Prime location Located in the heart of Puerto Banús, just steps from the beach, this property offers Enjoy walking distance to international restaurants, beach clubs, luxury boutiques, supermarkets, pharmacies, and all the services you need for daily life. Furthermore, it is located next to the renowned El Corte Inglés Banús Shopping Centre and very close to the most famous marina in the Mediterranean, making it one of the most exclusive and sought-after locations in all of Marbella. Its combination of location, views, amenities, and high demand year-round makes this property an excellent opportunity for both enjoyment and investment. An exclusive home in one of the most coveted enclaves in Europe.

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

Orientation
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Tennis Court
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity

Category
- ✔ Luxury








MAISON E












MAISON E


LAN
RIOJA
GRAN
RESERVA


























El Corte




180







