Sales - Apartment - Puerto Banús

3.600.000€

Puerto Banús **Apartment**

Community: 13,596 EUR / year **IBI: 2,462 EUR / year** **Rubbish: 185 EUR / year**

 **4**  **4**  **262 m2**

Exclusive southeast-facing apartment with unobstructed ocean views in one of the most prestigious beachfront developments in Puerto Banús (Marbella). The complex offers security, well-maintained tropical gardens featuring streams and ponds, a large communal pool area, a gym, a spa (sauna, showers, changing rooms), a play area and seating/relaxation areas, and direct access to the boardwalk and the beach. The property has been furnished to the highest standard, with a fully equipped kitchen that opens onto a spacious double living room, which leads to a terrace offering unobstructed views of the tropical gardens, the pool, and the ocean. There are four double bedrooms with en-suite bathrooms; two have direct access to the terrace with panoramic views, and the master bedroom features a walk-in closet. All the rooms are spacious and feature high-end finishes. The property has marble floors and tile in the bathrooms, with underfloor heating. It also has air conditioning (cooling and heating) throughout.

Setting
- ✔ Beachfront
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Front Line Beach Complex

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

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Luxury






















































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