



**Sales - Apartment - Puerto Banús**  
**1.695.000€**

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**Ref.-ID: MIBGR5006833**

**Puerto Banús**

**Apartment**

**Community: 3,876 EUR / year IBI: 1,945 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**2**



**145 m<sup>2</sup>**

Nestled within the prestigious Andalucia del Mar urbanization in Puerto Banus, Marbella, this exquisite recently renovated beachfront duplex penthouse embodies luxury living on the Costa del Sol. Puerto Banus, renowned as one of Europe's most glamorous destinations, sets the stage for this remarkable property. Boasting multiple terraces that command direct views of the beautiful sea, this residence offers an unparalleled coastal lifestyle. With 3 bedrooms and 2 bathrooms, the spacious interior features a modern open-plan layout seamlessly merging with the beachfront ambience. Recently renovated to the highest standards, the apartment showcases cutting-edge smart technology, ensuring unparalleled comfort for its discerning residents. As a duplex, this home affords breathtaking panoramas from both floors and orientations, from East to West, providing the interiors with natural light throughout the day. A generously sized terrace invites relaxation with its inviting chill-out area adorned with plush sofas and captivating vistas. Moreover, the property includes a substantial underground parking space and storage facilities, providing both convenience and security. Immerse yourself in the epitome of coastal luxury in the heart of Puerto Banus, where sophistication meets seaside serenity. Enjoy the close proximity to the famous stores, restaurants and bars, while living in a secure, 24h gated community. Contact us for more information and viewings.

Setting	Orientation	Condition	Pool
✓ Beachfront	✓ East	✓ Excellent	
✓ Town	✓ South East	✓ Recently Renovated	✓ Communal
✓ Commercial Area	✓ South		
✓ Beachside	✓ South West		
✓ Port	✓ West		
✓ 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	Views	Features	Furniture
✓ Air Conditioning	✓ Sea	✓ Covered Terrace	✓ Fully Furnished
✓ Pre Installed A/C	✓ Mountain	✓ Lift	
✓ Hot A/C	✓ Beach	✓ Fitted Wardrobes	
✓ Cold A/C	✓ Port	✓ Near Transport	
✓ Central Heating	✓ Panoramic	✓ Private Terrace	
	✓ Garden	✓ Solarium	
	✓ Pool	✓ Satellite TV	
		✓ WiFi	
		✓ Storage Room	
		✓ Ensuite Bathroom	
		✓ Double Glazing	
		✓ Domotics	
		✓ 24 Hour Reception	
		✓ Near Mosque	
		✓ Near Church	
		✓ Fiber Optic	
Kitchen	Garden	Security	Parking
✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
		✓ Entry Phone	✓ Garage
		✓ Alarm System	✓ More Than One
		✓ 24 Hour Security	✓ Private
		✓ Safe	
Utilities	Category		
✓ Electricity	✓ Beachfront		
✓ Telephone	✓ Holiday Homes		
	✓ Investment		
	✓ Luxury		
	✓ Contemporary		

































