

**Ref.-ID: MIBGR5355166**

**Puerto Banús**

**Apartment**

**Community: 18,000 EUR / year IBI: 5,600 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**2.5**



**359 m2**



**177 m2**

This spectacular ground floor apartment is located in the prestigious Casa Nova residential complex, with only 15 units, in Puerto Banús, Marbella. This luxury property boasts a privileged beachfront location and offers a constructed area of 358 m<sup>2</sup> as well as spacious interiors plus a private garden of 177 m<sup>2</sup>. It features two large living rooms, two large bedrooms, two fully fitted en-suite bathrooms, a guest toilet, and a staff room with a shower. Outstanding features include direct access to the beach and exclusive communal areas such as the communal pool and garden. The property is in excellent condition and is part of a gated community with 24-hour security and video surveillance. Luxurious features include air conditioning, marble floors, fitted wardrobes, a dressing room, double glazing, and an elevator. The communal areas offer first-class facilities such as a gym, sauna, and spa, ensuring an exclusive living experience with a focus on wellness. The property includes two private parking spaces and a large storage room. Due to its location, quality, and amenities, this is a unique opportunity for those seeking to live in a luxurious, secure environment just steps from the marina and all the amenities of Puerto Banús.

**Setting**

- ✓ Beachfront
- ✓ Close To Port

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Orientation**

- ✓ South

**Views**

- ✓ Garden

**Parking**

- ✓ More Than One
- ✓ Private

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing

**Category**

- ✓ Beachfront
- ✓ Luxury

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal















































