## Sales - Apartment - Puerto Banús

## 540.000€

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**Ref.-ID: MIBGR5534878** **Puerto Banús** **Apartment**

**Community: 1,608 EUR / year** **IBI: 960 EUR / year**

**2** **2** **104 m2**

Stylish 2-Bedroom Apartment in a Prime Puerto Banús Location Located in the prestigious Muelle Ribera area, this attractive two-bedroom apartment offers an excellent opportunity to enjoy life in the very centre of Puerto Banús, one of Marbella's most desirable and internationally recognised destinations. With a built area of 104 m², the property is situated on the second floor of a building with lift access and features two spacious bedrooms and two bathrooms, including an en-suite bathroom in the principal bedroom. The apartment offers a generous open-plan living and dining area, creating a comfortable and welcoming space for everyday living and entertaining. Its dual aspect and north-south orientation allow plenty of natural daylight throughout the day, enhancing the sense of space and comfort. The interiors feature a tasteful combination of neutral colours, natural materials and Mediterranean-inspired details, creating an elegant yet relaxed atmosphere. The property is also equipped with air conditioning for year-round comfort. One of the apartment's greatest advantages is its exceptional location in the heart of Puerto Banús. The famous marina, sandy beaches, designer boutiques, international restaurants, cafés and a wide variety of amenities are all just a short walk away, allowing residents to enjoy everything this exclusive coastal destination has to offer without relying on a car. Thanks to its central location, practical layout and proximity to the Mediterranean Sea, this property is an appealing option for those seeking a holiday retreat, a permanent residence or an investment opportunity in one of the most established and sought-after areas of the Costa del Sol. An excellent opportunity to experience the unique lifestyle of Puerto Banús, with its vibrant atmosphere, exclusive surroundings and outstanding amenities right on your doorstep.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Shops
- ✔ Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning

**Kitchen**
- ✔ Fully Fitted Kitchen

**Category**
- ✔ Resale























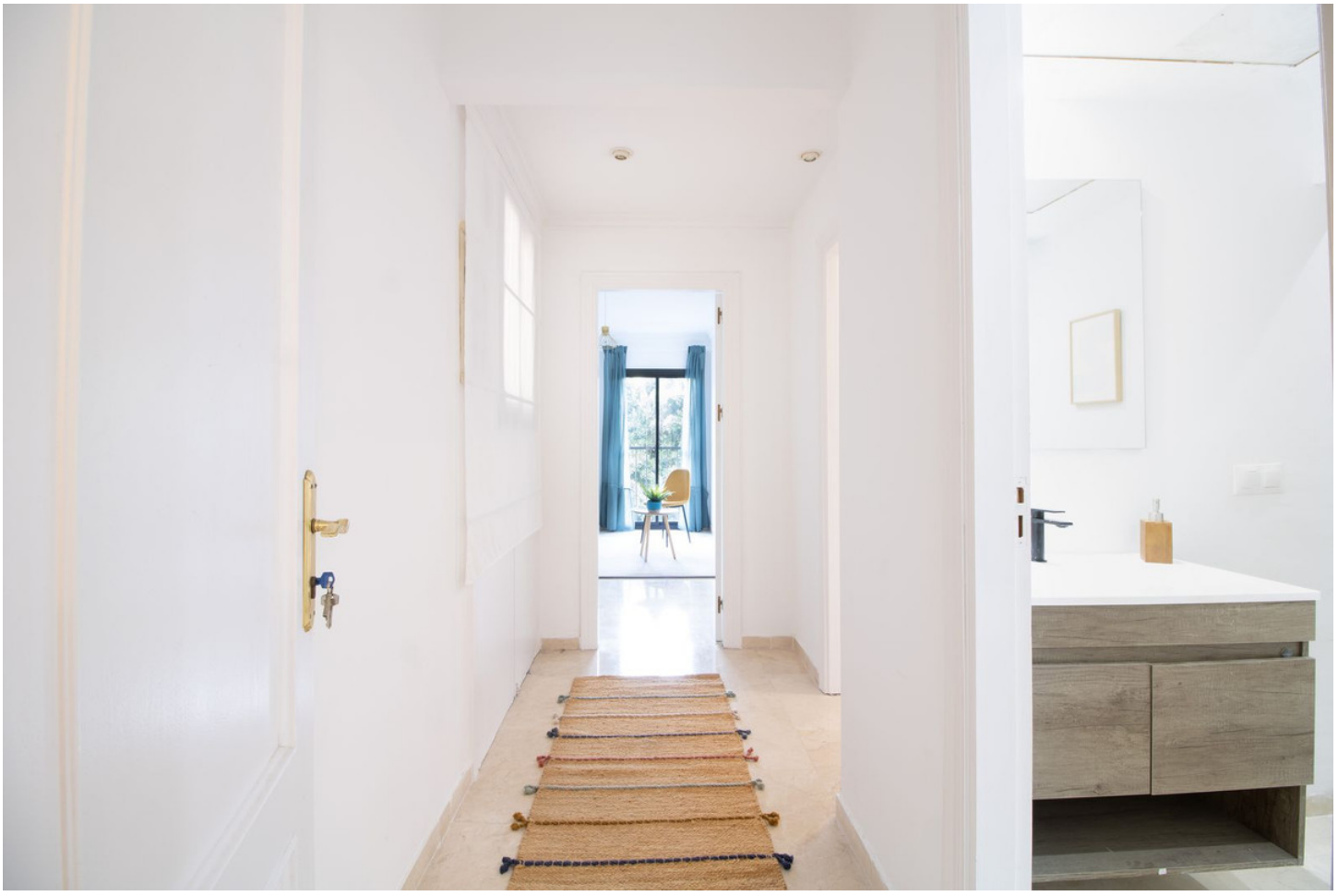















PUERTO J. BANUS




DIOR
HERMÈS
Dior


PUERTO BANÚS
Pirate Candy Shop
SMOOTHIE






Alhambra
CERVEZA HECHA SIN PRISA
Alhambra
CERVEZA HECHA SIN PRISA
Alhambra
CERVEZA HECHA SIN PRISA
Alhambra
CERVEZA HECHA SIN PRISA
DIOR






GUESS
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