

## Продажа - Апартамент - Puerto Banús 3.500.000€



Ref.-ID: MIBGR5414764

Puerto Banús

Апартамент



3



5



275 m2

Magnificent Apartment in the Prestigious Gray D'Albion – Puerto Banús Magnificent apartment located in the prestigious and iconic Gray D'Albion complex, one of the most exclusive developments in Puerto Banús, set on the beachfront and surrounded by lush tropical gardens. Situated on the second floor, the property enjoys pleasant views of the gardens and the sea. It offers 385 m<sup>2</sup>, currently divided into two independent apartments with private access from a shared landing. This configuration allows them to be used separately or combined into a single, spacious luxury residence. Possibility of joint or separate sale. Apartment 1 – €2,000, 000 Spacious and bright living-dining room with open-plan kitchen and direct access to the terrace. Two bright bedrooms, both with en-suite bathrooms. Bathrooms finished in high-quality marble with handcrafted mosaics. Laundry room, storage room and guest toilet. Marble underfloor heating and centralized air conditioning. Apartment 2 – €1,500, 000 Living-dining room with open-plan kitchen and access to the large terrace. Master bedroom with en-suite bathroom and direct access to the terrace. Laundry room and guest toilet. Marble underfloor heating and centralized air conditioning. The living room is currently used as an additional bedroom. Extras & Communal Areas Large storage room and underground parking space. Spectacular tropical gardens and communal swimming pool. 24-hour security and concierge service. A Unique Property An exceptional opportunity in one of the most exclusive enclaves of the Costa del Sol. Luxury, comfort and a privileged beachfront location in the heart of Puerto Banús.

**Расположение**

- ✓ Первая линия пляжа
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Урбанизация
- ✓ Передняя линия комплекс

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Доступ для инвалидов
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн
- ✓ Ресторан на территории

**Категория**

- ✓ Первая линия пляжа
- ✓ Элитная

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Общий

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Полы с подогревом

**ВИД**

- ✓ Море
- ✓ Пляж
- ✓ Порт
- ✓ Бассейн

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный

**меры безопасности**

- ✓ Охрана 24 часа

**Парковка**

- ✓ Подземная

**Коммунальные услуги**

- ✓ Электричество