



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**3,380,000 €**

Reference: R5054938   Bedrooms: 4   Bathrooms: 4   Build Size: 385m<sup>2</sup>   Terrace: 102m<sup>2</sup>





## Costa del Sol, Puerto Banús

Price reduced for quick sale. Luxury, privacy, and quality of life are the focus of this extraordinary apartment. Let yourself be captivated by this timelessly elegant and classic luxury apartment, located in the very heart of Puerto Banús. Set within one of the most beautiful tropical gardens, repeatedly awarded for excellence in landscape design, this exceptional apartment offers a unique living experience. The residence ensures absolute privacy and serenity – whether you start your day with a swim in one of the three private pools or unwind in the expansive communal gardens. The complex is exclusively accessible to apartment owners, guaranteeing peace and seclusion. For a swim in the sea, take a two-minute stroll through the enchanting garden landscape. Passing fountains and ponds, a private gate leads you directly to the beach and the beautifully lit seafront promenade, perfect even for evening walks. The apartment building offers a 24-hour concierge, security service, an on-site supermarket, public and private parking spaces, and many other amenities. The apartment spans a total of 487 sqm, including 385.10 sqm of interior living space and 102.80 sqm of outdoor terrace, partially covered and fitted with glass wind protection. It features three spacious, fully furnished bedrooms, each with its own walk-in wardrobe and en-suite bathroom, as well as a separate staff or guest room with a private bathroom, a fully equipped and generous kitchen, a laundry room, two large underground parking spaces, and a storage room. High-quality marble floors with custom-made artistic mosaics adorn several areas of the apartment. For added comfort, all marble-finished areas are fitted with underfloor heating. Air conditioning is integrated throughout all living areas for the warmer summer days. Elegant parquet flooring in the private areas creates a cozy and welcoming atmosphere. All areas of the complex – as well as the apartment itself – are fully wheelchair accessible. Bedrooms: 4 Bathrooms: 4 Number of Garage/Parking Spaces: 2



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 WiFi  
 Utility Room  
 Jacuzzi  
 Domotics  
 Restaurant On Site  
 Staff Accommodation  
 Basement  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea  
 Garden  
 Port  
 Street

### Pool

Communal  
 Children`s Pool

### Garden

Communal  
 Landscaped

### Utilities

Electricity

### Orientation

South  
 West  
 South West

### Setting

Commercial Area  
 Beachside  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Town  
 Close To Schools  
 Beachfront  
 Town  
 Port  
 Marina  
 Front Line Beach Complex

### Furniture

Fully Furnished  
 Part Furnished

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds

### Category

Reduced  
 Holiday Homes

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Central Heating  
 U/F Heating  
 U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Private  
 Covered



Investment

Beachfront

Luxury

Resale