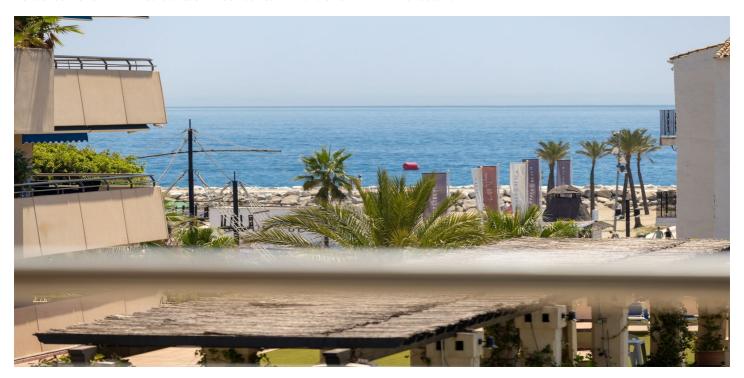




## Middle Floor Apartment for sale in Puerto Banús, Marbella

1,300,000 €

Reference: R5137771 Bedrooms: 3 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 40m<sup>2</sup>















## Costa del Sol, Puerto Banús

In the heart of Puerto Banús, within an exclusive residential complex, lies this elegant 161 m² apartment, fully renovated with high-end finishes. It offers 3 spacious bedrooms, 2 modern bathrooms, and a spectacular 40 m² terrace with breathtaking views of the Mediterranean Sea and La Concha mountain. Its southeast orientation guarantees exceptional natural light throughout the day. The property also includes a parking space, while its interior location within the building ensures privacy and tranquility. The complex provides a privileged environment with well-maintained gardens, high-level communal areas, and direct access to the marina, surrounded by luxury boutiques, beach clubs, and international restaurants. The beach, promenade, and top shopping centers such as El Corte Inglés are just steps away. Thanks to its location, it is an ideal choice for sports enthusiasts, with nearby golf courses, paddle courts, water sports facilities, and premium gyms. The area is known for its vibrant and sophisticated atmosphere, making this property perfect for year-round living, a second home, or as a high-potential investment. With low community fees and excellent connections —Málaga Airport ~40 minutes, Ronda ~1 hour, and Tarifa ~1h 30 min—, this apartment represents a unique opportunity in Marbella: the perfect blend of luxury, comfort, and strategic location in one of the most exclusive destinations on the Mediterranean.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Covered Terrace South Air Conditionin

Lift Cold A/C

Private Terrace Hot A/C
Satellite TV U/F Heating

Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
24 Hour Reception
Fitted Wardrobes

Gym Paddle Tennis Utility Room

Bar Domotics

mobility

WiFi

Restaurant On Site

Courtesy Bus Near Mosque Near Church Basement

Fiber Optic

Access for people with

Access for people with reduced

ViewsSettingSeaCommercial Area

MountainBeachsidePanoramicClose To PortCountryUrbanisationGardenClose To SeaPoolClose To ShopsBeachClose To Town

Courtyard Town
Urban Port
Forest Marina

Close To Marina

Close To Schools

Front Line Beach Complex

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Heated

Port

Children's Pool

GardenSecurityParkingCommunalGated ComplexUnderground

Condition

Recently Renovated





24 Hour Security Alarm System

**Electric Blinds** 

UtilitiesCategoryElectricityInvestmentDrinkable WaterBeachfrontTelephoneDistressed<br/>Luxury

Private Covered